LOT 23 SOUTH WIND ADDITION.
824-874, 920-1051, WD 1057-1074,

STRACK WILLIAM/STRACK SANDRA
531 SW SUNVIEW ST
FT WHITE, FL 32038

2027

33-5S-16-03751-323

BUILDING CHARACTERISTICS

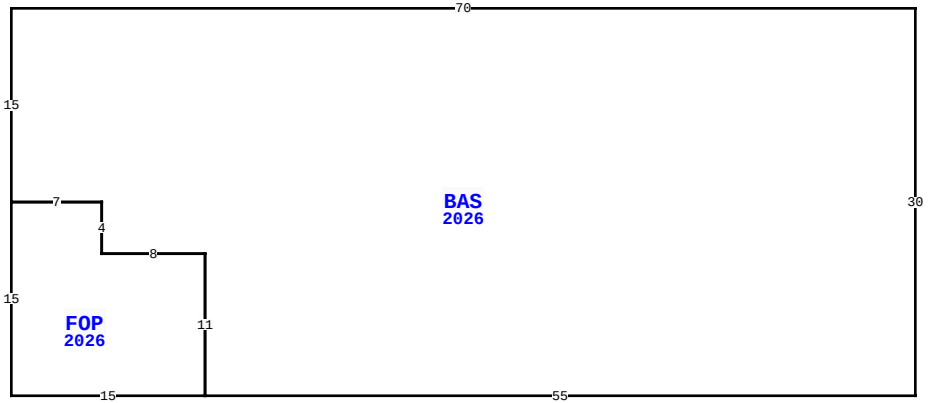
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	2026	1,907	209,069
FOP	193	35	2026	68	7,455
TOTALS	2,100			1,975	216,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,975	113.0000	111.87	220,943	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 1907 HX Base Yr 2026



531 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,524
TOTAL MARKET OB/XF VALUE		22,360
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,884
SOH/AGL Deduction		0
ASSESSED VALUE		303,884
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,473
TOTAL JUST VALUE		303,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053981	Storage Building	10,000	07/24/2026
000053211	Mobile Home		05/22/2025
000053022	Right-of-Way Acce		05/05/2025
15537	M H	125	05/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/714	4/26/2024	WD	Q	I	01	118,000
GRANTOR: J.P. LLC						
GRANTEE: STRACK WILLIAM						
1154/0959	7/08/2008	WD	Q	V	03	125,000
GRANTOR: FELICIANO ANTIGUA						
GRANTEE: J.P. LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W70 S15 E7 S4 E8 S11 E55 N30 $
FOP=[YR=2026;ORIG=7,25] W7 S15 E15 N11 W8 N4 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	32	30	1.00	UT	15,360.00	15,360.00	100	2026	2025		100	15,360	

LAND DESCRIPTION

TOTAL OB/XF 22,360

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/11/2026 BY kellen Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS