

LOT 26 SOUTH WIND ADDITION.
824-874, WD 1046-30, WD 1071-591

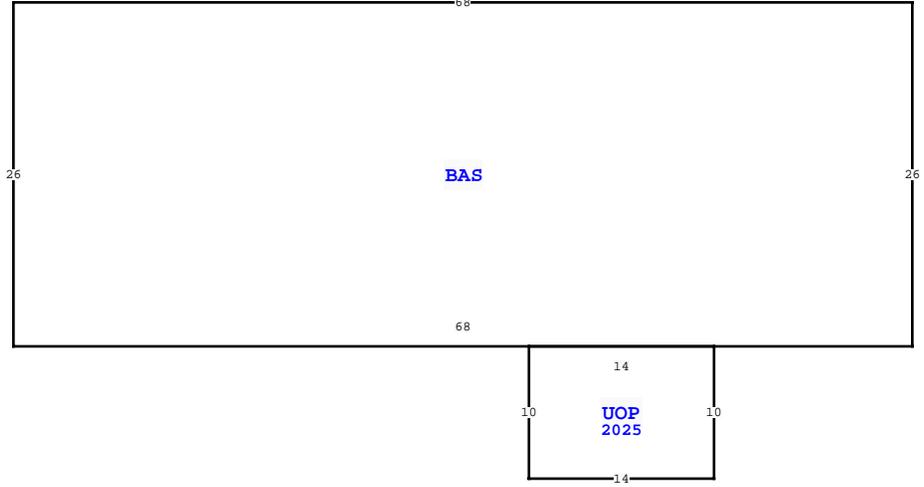
LUCAS CHRISTOPHER KYLE/TAYLOR BREANNA DARLENE
385 SW SUNVIEW ST
FORT WHITE, FL 32038

2026

33-5S-16-03751-326

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,803	113.8000	95.59	172,349	2017	2017	0	0	16.00	84.00		
1 MANUF 1 100% - 2026 Heated Area: 1768 HX Base Yr 2026													



Quality	05	05			
DOR CODE	5000 IMPROVED AG				
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	1,768	100		1,768	141,963
UOP	140	25	2025	35	2,811
TOTALS	1,908			1,803	144,773

COLUMBIA COUNTY PROPERTY			PAGE 1 of 3	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			237,720	
TOTAL MARKET OB/XF VALUE			20,100	
TOTAL LAND VALUE - MARKET			57,000	
TOTAL MARKET VALUE			271,940	
SOH/AGL Deduction			0	
ASSESSED VALUE			271,940	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			220,529	
TOTAL JUST VALUE			314,820	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			310,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38255	M H	463	06/20/2019
36265	M H	710	01/30/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/424	4/19/2024	WD	Q	I	01	345,000

GRANTOR: WILBURN BRIAN KEITH
GRANTEE: LUCAS CHRISTOPHER K
1461/851 2/19/2022 WD U I 11 100
GRANTOR: WILBURN BRIAN KEITH
GRANTEE: WILBURN BRIAN KEITH

EXTRA FEATURES																
L N	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	0031	BARN,MT AE	0	100	0	0	0	1.00	UT 0.00	100	2018	2018	3	100	5,500	
2	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	100	2019	2019	3	100	600	
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100			3	100	7,000	

385 SW SUNVIEW ST, FORT WHITE										BLD DATE		LGL DATE		05/06/2026	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W68 S26 E68 N26 \$													
UOP=[YR=2025;ORIG=-29,26] S10 E14 N10 W14 \$													

LAND DESCRIPTION														TOTAL OB/XF 20,100										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	100					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	100					4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

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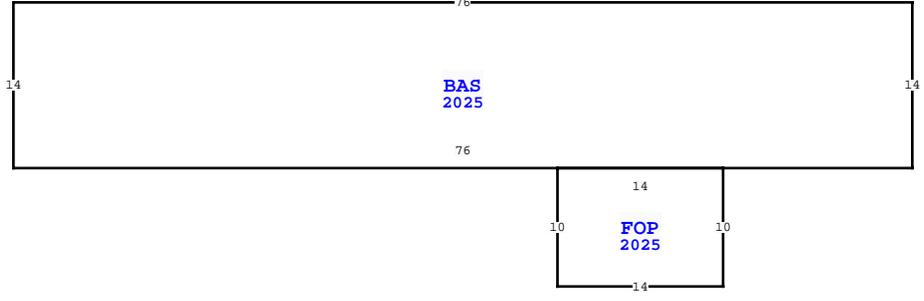
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Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,113	102.4200	64.52	71,811	2018	2018	0	0	14.00	86.00		
3 MOBILE HME 100% - 0 Heated Area: 1064 HX Base Yr 2026													



Quality	05	05			
DOR CODE	5000 IMPROVED AG				
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	1,064	100	2025	1,064	59,038
FOP	140	35	2025	49	2,718
TOTALS	1,204			1,113	61,757

385 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES														TOTAL OB/XF									
L N	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							
0																							

LAND DESCRIPTION										TOTAL OB/XF														
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COLUMBIA COUNTY PROPERTY			
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GRANTOR: WILBURN BRIAN KEITH						
GRANTEE: LUCAS CHRISTOPHER K						
1461/851	2/19/2022	WD U	U	I	11	100
GRANTOR: WILBURN BRIAN KEITH						
GRANTEE: WILBURN BRIAN KEITH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=10,10] S14 E76 N14 W76 \$
FOP=[YR=2025;ORIG=56,24] S10 E14 N10 W14 \$