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

2027

33-5S-16-03751-326

BUILDING CHARACTERISTICS

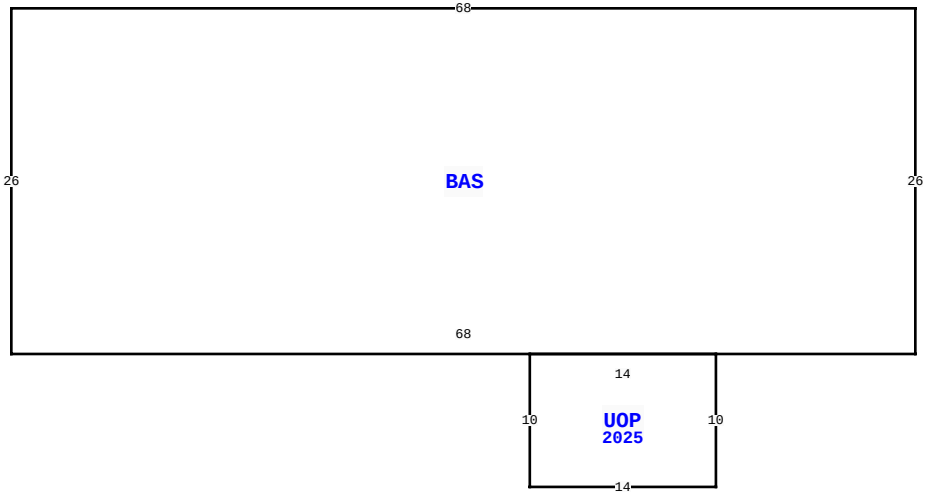
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
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	135,206
UOP	140	25	2025	35	2,676
TOTALS	1,908			1,803	137,882

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	91.04	164,145	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2026 Heated Area: 1768 HX Base Yr 2026



385 SW SUNVIEW ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	226,406
TOTAL MARKET OB/XF VALUE	22,800
TOTAL LAND VALUE - MARKET	57,000
TOTAL MARKET VALUE	263,326
SOH/AGL Deduction	0
ASSESSED VALUE	263,326
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	211,915
TOTAL JUST VALUE	306,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,933

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 22,800

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	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							

REVIEW DATE 04/06/2026 BY JB Total Acres: 5.00 Total Land Value: 14,120 Market: 44,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS

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

2027

33-5S-16-03751-326

BUILDING CHARACTERISTICS

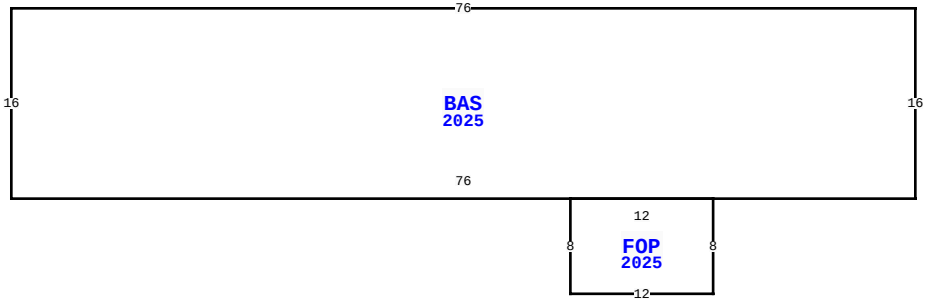
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,216	100	2025	1,216	28,897
FOP	96	35	2025	34	808
TOTALS	1,312			1,250	29,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,250	99.0090	59.41	74,262	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr 2026



385 SW SUNVIEW ST, FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,406
TOTAL MARKET OB/XF VALUE		22,800
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		263,326
SOH/AGL Deduction		0
ASSESSED VALUE		263,326
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,915
TOTAL JUST VALUE		306,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-50,-26] S16 E76 N16 W76 $
FOP=[YR=2025;ORIG=-3,-10] S8 E12 N8 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/06/2026 BY JB Total Acres: 5.00 Total Land Value: 14,120 Market: 44,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS

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

2027

33-5S-16-03751-326

BUILDING CHARACTERISTICS

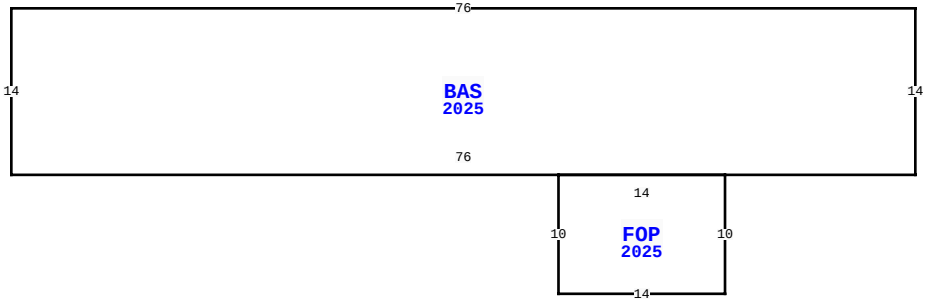
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	56,229
FOP	140	35	2025	49	2,589
TOTALS	1,204			1,113	58,819

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	61.45	68,394	2018	2018	0	0	0	14.00	86.00

3 MOBILE HME 0% - 0 Heated Area: 1064 HX Base Yr 2026



385 SW SUNVIEW ST, FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,406
TOTAL MARKET OB/XF VALUE		22,800
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		263,326
SOH/AGL Deduction		0
ASSESSED VALUE		263,326
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,915
TOTAL JUST VALUE		306,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/06/2026 BY JB Total Acres: 5.00 Total Land Value: 14,120 Market: 44,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS