

COMM SE COR OF SW1/4 OF NW1/4,
 RUN N 650 FT, W 630 FT FOR
 POB, RUN N 210 FT, W 210 FT,

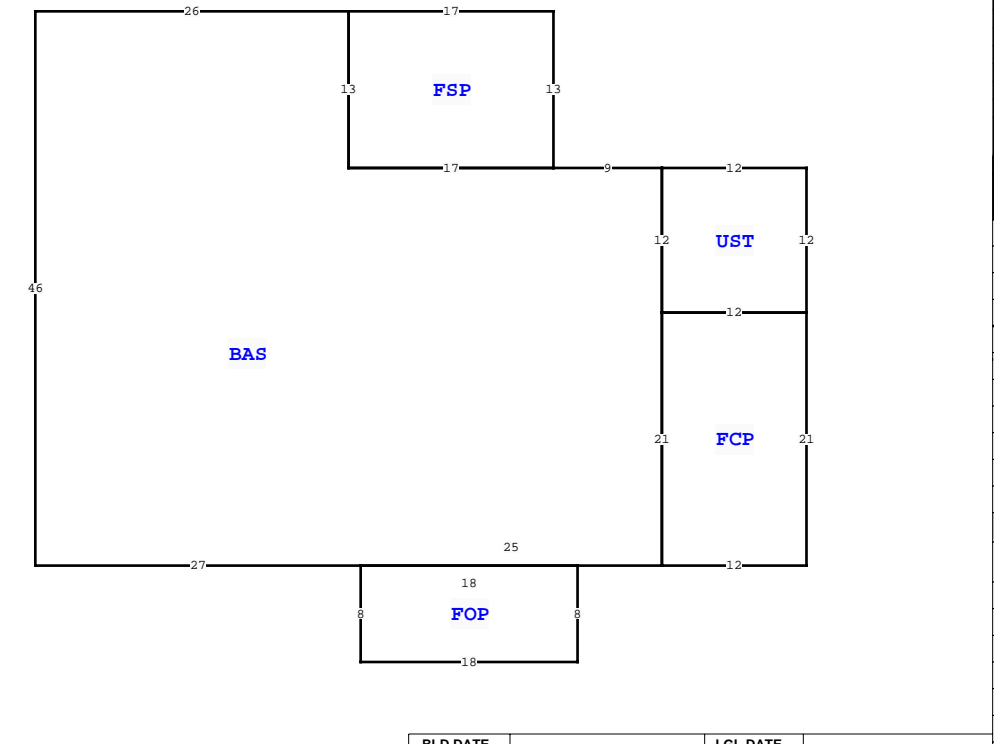
SALLEE MICHAEL/MCDONALD LATREECE
 145 SW WINONA GLN
 FORT WHITE, FL 32038

2026

33-6S-16-04043-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	06 VINYL ASB 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
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			
0100	01	2,313	68.4432	76.66	177,315	1983	1983	0	0	0	35.00	65.00		



Quality	03 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	16.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100		2,054	102,349
FCP	252	25		63	3,140
FOP	144	30		43	2,142
FSP	221	40		88	4,385
UST	144	45		65	3,239
TOTALS	2,815			2,313	115,255

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			115,255
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			133,855
SOH/AGL Deduction			43,250
ASSESSED VALUE			90,605
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			39,194
TOTAL JUST VALUE			133,855
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1818	10/02/2019	AG U	I	I	21	66,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: MICHAEL SALLEE & LA						
1361/0582	5/25/2018	WD U	I	I	18	35,500
GRANTOR: FANNIE MAE AKA FEDERA						
GRANTEE: SUWANNEE VALLEY PRO						

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	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	400	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	200	

145 SW WINONA GLN, FORT WHITE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/08/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W9 FSP= N13 W17 S13 E17\$ W17 N13 W26 S46 E27 FOP= S8E18 N8 W18\$ E25 FCP= E12 N21 W12 S21\$ N21 UST= E12 N12 W12S12\$ N12\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0100	C	SFR	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							