LOTS 2, 3 & 25 BLOCK B SPRING HI

757-2205,765-1896, 768-1341, WD

BREAK RYAN S
429 SW WALNUT PL
FORT WHITE, FL 32038

2027

36-5S-15-00488-050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

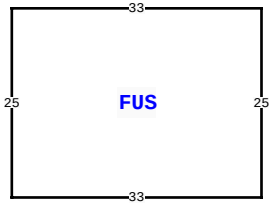
NEIGHBORHOOD/LOC 36515.020 1.00/

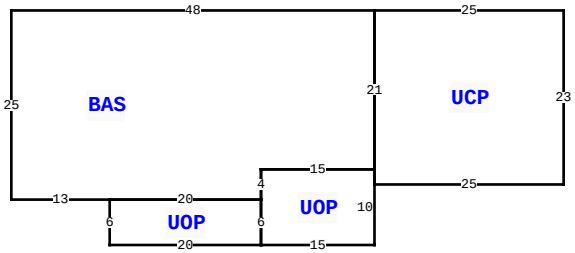
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	70,084
FUS	825	100		825	50,719
UCP	575	20		115	7,070
UOP	120	20		24	1,476
UOP	150	20		30	1,844
TOTALS	2,810			2,134	131,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	85.9818	94.58	201,834	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1965 HX Base Yr





429 SW WALNUT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 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 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,192
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,150
TOTAL MARKET VALUE	164,342
SOH/AGL Deduction	0
ASSESSED VALUE	164,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,342
TOTAL JUST VALUE	164,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,728

SALE:3:1: REPOSSESSED AND RESOLD

SALE:2:1: CONVEYANCE IN EXCHANGE "NOT TO SUE"

SALE:1:1: RESALE AFTER REPO

LAND:1:1: 3.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042214	Electrical Servic	0	06/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1889	1/20/2026	WD	U	I	11	100
GRANTOR: SDE HOLDINGS TRUST						
GRANTEE: BREAK RYAN S						
1551/1537	9/24/2025	CT	U	I	18	100
GRANTOR: SLUTTER NANCY						
GRANTEE: SDE HOLDINGS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S25 E13 E20 N4 E15 N21 $
FUS=[ORIG=0,-30] N25 W33 S25 E33 $
UCP=[ORIG=0,21] S2 E25 N23 W25 S21 $
UOP=[ORIG=-15,25] S6 E15 N10 W15 S4 $
UOP=[ORIG=-35,25] S6 E20 N6 W20 $
.

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
1	0100	C	SFR	0		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.85	13,000.00	11,050.00	33,150							

REVIEW DATE 03/30/2026 BY KS Total Acres: 3.01 Total Land Value: 33,150 Market: 0 Agricultural: 0 Common: 33,150 PRINTED 11/17/2026 BY SYS