LOT 17 SUNVIEW ESTATES S/D.
AG 1021-870, WD 1050-727, QC 109

STEINBERG LYN M TRUST AGREEMENT DATED NOVEMBER 21,
1611 SW SUNVIEW ST
FORT WHITE, FL 32038

2025

32-5S-16-03745-217

COLUMBIA COUNTY PROPERTY

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
Units		0 100
Quality	05	05

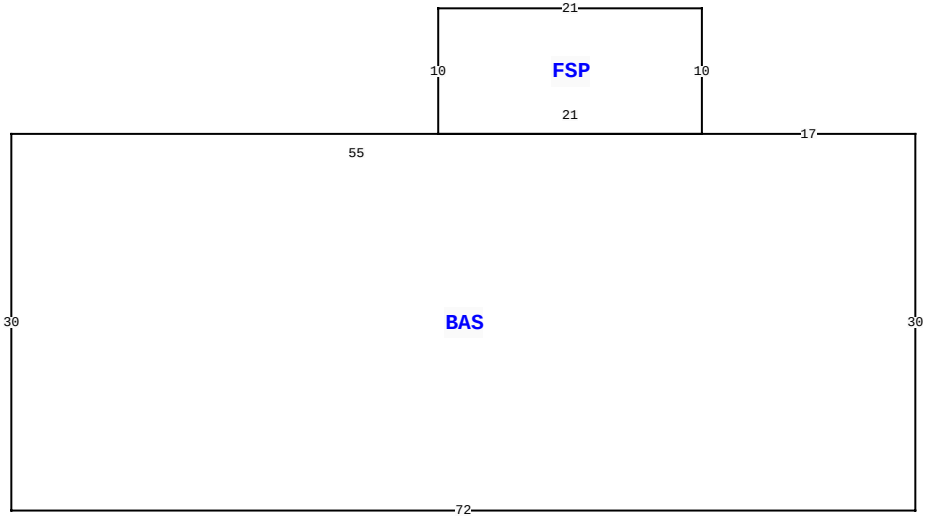
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32516.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	190,337
FSP	210	40	84	7,402
TOTALS	2,370		2,244	197,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,244	113.8000	99.01	222,178	2017	2017	0	0	0	11.00	89.00

1 MANUF 1 – 100% - 2018 Heated Area: 2160 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

1611 SW SUNVIEW ST, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,738
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		255,538
SOH/AGL Deduction		152,127
ASSESSED VALUE		103,411
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		2,689
TOTAL JUST VALUE		255,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35544	M H	469	07/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2291	11/21/2022	WD	U	I	11	100
GRANTOR: STEINBERG LYN MARIE						
GRANTEE: STEINBERG LYN M TRU						
1332/0598	3/01/2017	WD	Q	V	03	27,000
GRANTOR: KAREN PIERRE (UNREMAR						
GRANTEE: LYN MARIE STEINBERG						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N10 W21 S10 E21$ W55 S30 E72 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/10/2020 BY BC Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 01/29/2025 BY SYS