LOTS 37 & 38 UNIT 3 THREE RIVERS
188-15, 401-366, PB 933-283, WD

SLEEMAN TODD J/SLEEMAN ROBIN Z
358 SW MANATEE TERRACE
FORT WHITE, FL 32038

**2026**

**00-00-00-00602-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Quality | 05 | 05 |

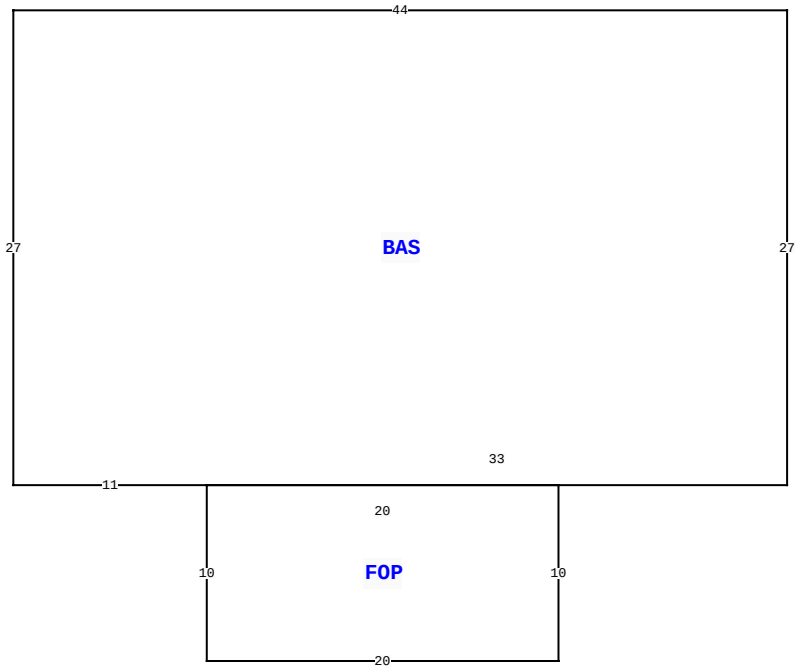
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.03 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,188 | 100 | | 1,188 | 104,718 |
| FOP | 200 | 35 | | 70 | 6,171 |
| TOTALS | 1,388 | | | 1,258 | 110,889 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,258 | 125.4000 | 124.15 | 156,181 | 2012 | 2012 | 0 | 0 | 0 | 29.00 | 71.00 |

1 MANUF 2 0% - 2021 Heated Area: 1188 HX Base Yr




358 SW MANATEE TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 110,889 |
| TOTAL MARKET OB/XF VALUE | 9,900 |
| TOTAL LAND VALUE - MARKET | 47,000 |
| TOTAL MARKET VALUE | 167,789 |
| SOH/AGL Deduction | 13,329 |
| ASSESSED VALUE | 154,460 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 154,460 |
| TOTAL JUST VALUE | 167,789 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 172,474 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29695 | M H | 448 | 09/21/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1426/721 | 12/09/2020 | WD | U | I | 35 | 200,000 |
| GRANTOR: DE AGUIAR DANIEL | | | | | | |
| GRANTEE: SLEEMAN TODD J | | | | | | |
| 1317/0109 | 5/26/2016 | WD | U | I | 35 | 147,500 |
| GRANTOR: DONALD H PIPER | | | | | | |
| GRANTEE: DANIEL DE AGUIAR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S27 E11 FOP= S10 E20 N10 W20$ E33 N27$.

## 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 400 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2021 | 2020 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,900

| 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 | 0 | | 00 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 23,500.00 | 23,500.00 | 47,000 | | | | | | | |

REVIEW DATE 02/15/2016 BY DF Total Acres: 1.58 Total Land Value: 47,000 Market: 0 Agricultural: 0 Common: 47,000 PRINTED 11/21/2025 BY SYS