

LOT 31 BLOCK 1 UNIT 23 THREE RIV  
332-367, 640-291, 756-2388, 817-

SANDERS SHAWN  
932 SW UTAH ST  
FORT WHITE, FL 32038

2026

00-00-00-01428-001

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 80     |
| Roof Cover               | 03 | COMP SHNGL 20  |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Stories                  | 1. | 1. 100         |
| Architectual             | 01 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |           |             |
|------------------|-----------|-------------|
| Quality          | 05        | 05          |
| DOR CODE         | 0200      | MOBILE HOME |
| MAP NUM          |           | MKT AREA    |
|                  |           | 02          |
| NEIGHBORHOOD/LOC | 100000.23 | 1.00/       |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 120              | 100         |      | 120          | 3,056                |
| BAS       | 168              | 100         |      | 168          | 4,278                |
| BAS       | 276              | 100         |      | 276          | 7,028                |
| BAS       | 672              | 100         |      | 672          | 17,112               |
| UEP       | 60               | 70          |      | 42           | 1,070                |
| UEP       | 140              | 70          |      | 98           | 2,496                |
| UEP       | 140              | 70          |      | 98           | 2,496                |
| TOTALS    | 1,576            |             |      | 1,474        | 37,534               |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |       |
| 2              | 0080       | DECKING     | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |       |
| 3              | 9945       | Well/Sept   | 0   | 100 | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       |       |
| 4              | 0070       | CARPORT UF  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |       |
| 5              | 0296       | SHED METAL  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |       |
| 6              | 0169       | FENCE/WOOD  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 100.00 | 400.00 | 1.00        | LT        |        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0800 | 02  | 1,474     | 106.1000    | 63.66          | 93,835         | 1985 | 1985 | 0    | 0    | 0 60.00 | 40.00  |

1 MOBILE HME 100% - 2006 Heated Area: 1236 HX Base Yr 2006

932 SW UTAH ST, FORT WHITE

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

04/30/2024 MLU

| COLUMBIA COUNTY PROPERTY  |  |              |   |
|---------------------------|--|--------------|---|
| PAGE 1 of 1               |  |              | 3 |
| VALUATION SUMMARY         |  | STANDARD     |   |
| VALUATION BY              |  | Tax Group: 3 |   |
| Tax Group: 3              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 37,534       |   |
| TOTAL MARKET OB/XF VALUE  |  | 9,000        |   |
| TOTAL LAND VALUE - MARKET |  | 18,000       |   |
| TOTAL MARKET VALUE        |  | 64,534       |   |
| SOH/AGL Deduction         |  | 37,082       |   |
| ASSESSED VALUE            |  | 27,452       |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 25,000 |   |
| BASE TAXABLE VALUE        |  | 2,452        |   |
| TOTAL JUST VALUE          |  | 64,534       |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 64,534       |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1005/1736                    | 1/28/2004 | QC        | Q   | I   | 06     | 100        |  |
| GRANTOR: BRENDA HULL         |           |           |     |     |        |            |  |
| GRANTEE: SHAWN SANDERS       |           |           |     |     |        |            |  |
| 0933/1873                    | 8/23/2001 | WD        | Q   | I   | 01     | 9,000      |  |
| GRANTOR: JIMMY LAVENDER      |           |           |     |     |        |            |  |
| GRANTEE: BRENDA HULL (SAME A |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W27 BAS= N12 W10 S12 E10\$ W10 BAS= N12 W23 S12 E23\$ W11<br>BAS= W12 S14 E12 N14\$ S14 E20 UEP= S10 E14 N10 W14\$ E14 UEP= S10 E14N10 W14\$ E14 UEP= S10 E6 N10 W6\$ N14\$. |  |  |  |  |  |  |  |  |  |  |  |