E1/2 LOT 15 LITTLE PINES FARMS S

858-460, WD 1299-2191, WD 1379-4

SANDLIN ALEXIS
2327 264 ST
O,BRIEN, FL 32071

2026

02-7S-16-04111-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

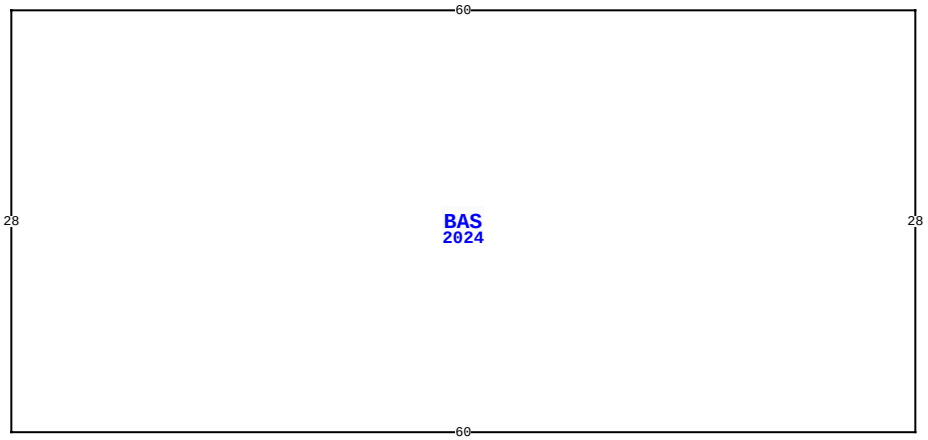
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2024	1,680	95,301
TOTALS	1,680			1,680	95,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	109.7250	103.14	173,275	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1680 HX Base Yr



601 SW QUARRY CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,301
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	31,990
TOTAL MARKET VALUE	134,291
SOH/AGL Deduction	0
ASSESSED VALUE	134,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,291
TOTAL JUST VALUE	134,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048780	Electrical Servic	0	12/04/2023
000047492	Mobile Home		06/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2185	9/05/2023	QC	U	V	11	35,000
GRANTOR: RIOPELLE SUSIE IRENE						
GRANTEE: SANDLIN ALEXIS						
1480/305	11/29/2022	QC	U	V	11	100
GRANTOR: DEMPSEY MATTHEW THOMA						
GRANTEE: RIOPELLE SUSIE IREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,13] E60 S28 W60 N28 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	4.57	AC		1.00	1.00	1.00	7,000.00	7,000.00	31,990							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.57 Total Land Value: 31,990 Market: 0 Agricultural: 0 Common: 31,990 PRINTED 11/07/2025 BY SYS