COMM SE COR OF SW1/4 OF NW1/4, W
260 FT FOR POB, CONT N 306.70 FT
S 334.82 FT, W 258.33 F TO POB.

PERRERA KATHY
500 SW SANDERS WAY
FORT WHITE, FL 32038

2026

03-7S-16-04120-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

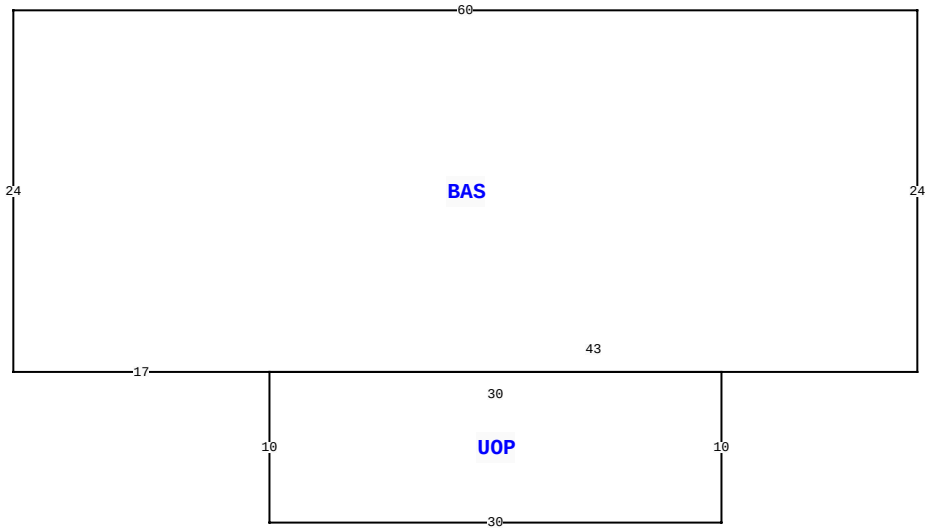
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	39,692
UOP	300	25		75	2,067
TOTALS	1,740			1,515	41,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,515	114.8550	68.91	104,399	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2026 Heated Area: 1440 HX Base Yr 2026



500 SW SANDERS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,760
TOTAL MARKET OB/XF VALUE		11,880
TOTAL LAND VALUE - MARKET		25,480
TOTAL MARKET VALUE		79,120
SOH/AGL Deduction		0
ASSESSED VALUE		79,120
TOTAL EXEMPTION VALUE	HX HB WX SX	79,120
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		79,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22550	M H	250	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0719	10/04/2004	WD	Q	I	01	7,000
GRANTOR: JONES						
GRANTEE: PERRERA						
0857/0147	4/17/1998	WD	Q	V	01	0
GRANTOR: VERNE & HELEN JONES						
GRANTEE: DOUGLAS JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E17 UOP= S10 E30 N10 W30$ E43 N24$.

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	0263	PRCH,USP	0	100	10	30	300.00	UT	15.00	15.00	40	2010	2010	3	40	1,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	200	
5	0294	SHED WOOD/	0	100	14	24	336.00	UT	5.00	5.00	100	2004	2004	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 11,880

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	1.82	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,480							

REVIEW DATE 06/18/2015 BY TW Total Acres: 1.82 Total Land Value: 25,480 Market: 0 Agricultural: 0 Common: 25,480 PRINTED 11/19/2025 BY SYS