COMM AT SW COR OF NE1/4 OF NW1/4
FOR POB CONT N 450.38 FT TO SW R
SCL RR, SE ALONG R/W 576.40 FT,

DUCKWORTH FRANCES C
150 SW SANDERS WAY
FORT WHITE, FL 32038

2026

03-7S-16-04120-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

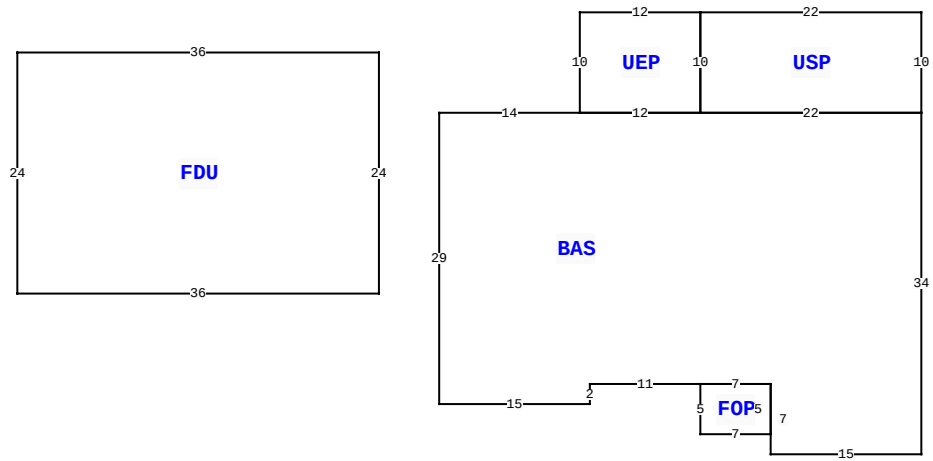
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,431	100		1,431	113,827
FDU	864	60		518	41,203
FOP	35	30		10	796
UEP	120	60		72	5,727
USP	220	35		77	6,125
TOTALS	2,670			2,108	167,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,108	102.9267	115.28	243,010	2004	2004	0	0	10	21.00	69.00

1 SINGLE FAM 100% - 2005 Heated Area: 1431 HX Base Yr 2005



150 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: 4	Tax Dist:	
BUILDING MARKET VALUE		167,677
TOTAL MARKET OB/XF VALUE		4,553
TOTAL LAND VALUE - MARKET		30,135
TOTAL MARKET VALUE		202,365
SOH/AGL Deduction		61,248
ASSESSED VALUE		141,117
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		85,395
TOTAL JUST VALUE		202,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38042	STORAGE	102	04/26/2019
21414	SFR	359	01/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/2293	3/19/2019	LE	U	I	14	100
GRANTOR: FRANCES BENEDICT FKA						
GRANTEE: IVAN STIMPSON (RMDR						
0999/2573	11/14/2003	WD	Q	V		15,900
GRANTOR: SANDERS						
GRANTEE: DUCKWORTH						

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	3	24	72.00	UT	2.00	2.00	100	2004	2004	3	100	144	
2	0060	CARPORT F	0	100	21	23	483.00	UT	3.00	3.00	100	2010	2010	3	100	1,449	
3	0296	SHED METAL	0	100	20	26	520.00	UT	3.00	3.00	100	2010	2010	3	100	1,560	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S29 E15 N2 E11 E7 S7 E15 N34 W22 W12 $
USP=[ORIG=34,0] N10 W22 S10 E22 $
UEP=[ORIG=12,0] N10 W12 S10 E12 $
FOP=[ORIG=12,27] S5 E7 N5 W7 $
FDU=[ORIG=-56,-6] E36 S24 W36 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,553

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	0100	C	SFR	100			0.00	0.00	2.87	AC		1.00	1.00	0.75	14,000.00	10,500.00	30,135							

REVIEW DATE 12/28/2020 BY HC Total Acres: 2.87 Total Land Value: 30,135 Market: 0 Agricultural: 0 Common: 30,135 PRINTED 11/18/2025 BY SYS