COMM NW COR OF SW1/4 OF SE1/4, R
TO E R/W OF LINE OF OLD WIRE RD,
ALONG A C/L OF A 60 FT EASEMENT

SANCHEZ MEGHAN LOUISE
PO BOX 969
FORT WHITE, FL 32038

2026

11-6S-16-03816-238

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	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
Quality	05	05

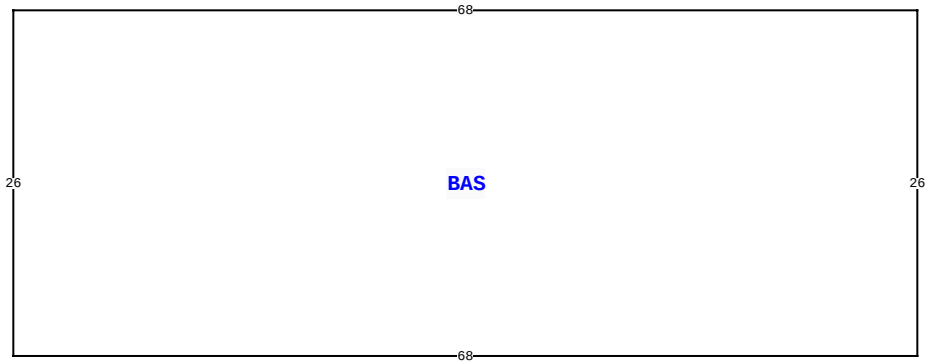
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	155,226
TOTALS	1,768			1,768	155,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	113.9000	107.07	189,300	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2022 Heated Area: 1768 HX Base Yr 2022



248 SW SCOUT GLN, 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		155,226
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		215,726
SOH/AGL Deduction		44,516
ASSESSED VALUE		171,210
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,488
TOTAL JUST VALUE		215,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/2728	12/18/2023	QC	U	I	11	0
GRANTOR: SANCHEZ ORTA FERNANDO						
GRANTEE: SANCHEZ MEGHAN LOUI						
1433/1554	3/25/2021	WD	U	I	12	135,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: SANCHEZ FERNANDO O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S26 E68 N26$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 10/05/2016 BY JS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/07/2025 BY SYS