COMM SW COR OF SE1/4 OF NW1/4, R
R/W OF RD, E 260 FT TO E R/W OF
POB, CONT N 210 FT, E 210 FT, S

SAPP ALLEN E/SAPP PAMELA NORENE
201 SW COMMUNITY CT
FT WHITE, FL 32038

**2026**

**13-7S-16-04202-023**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

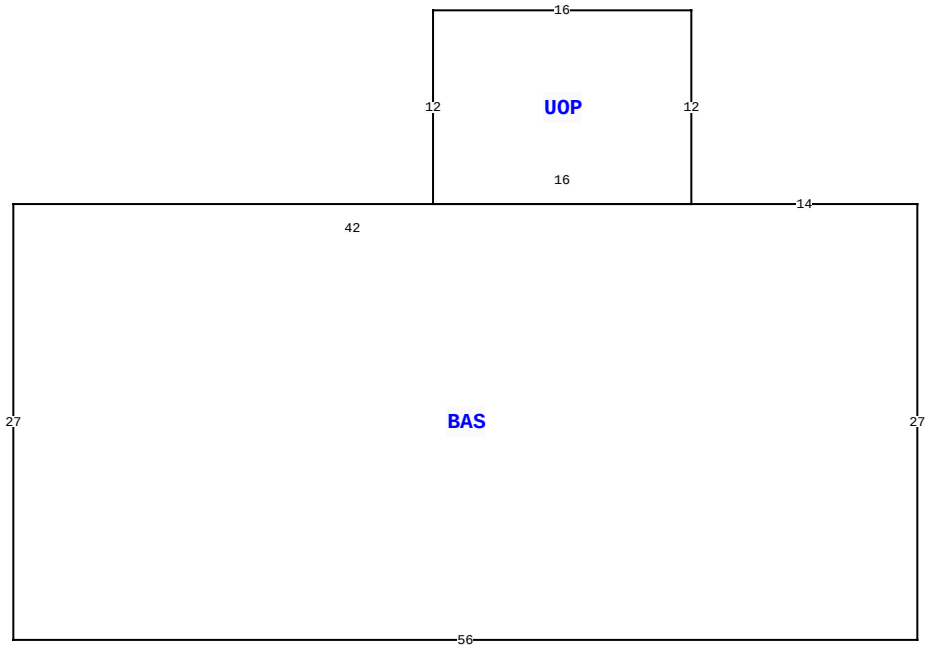
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 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 | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 13716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 88,258 |
| UOP | 192 | 25 | | 48 | 2,802 |
| TOTALS | 1,704 | | | 1,560 | 91,060 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,560 | 112.9000 | 106.13 | 165,563 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2007 Heated Area: 1512 HX Base Yr 2007




201 SW COMMUNITY CT, 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 | | 91,060 |
| TOTAL MARKET OB/XF VALUE | | 2,850 |
| TOTAL LAND VALUE - MARKET | | 14,000 |
| TOTAL MARKET VALUE | | 107,910 |
| SOH/AGL Deduction | | 56,883 |
| ASSESSED VALUE | | 51,027 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 26,027 |
| TOTAL JUST VALUE | | 107,910 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 107,910 |

LAND:3:1: 2 HOMESITES 1 AE YES 1 AE NO

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1314/0388 | 4/20/2016 | QC | U | I | 11 | 100 |
| GRANTOR: ALLEN E & PAMELA N SA | | | | | | |
| GRANTEE: ALLEN E & PAMELA N | | | | | | |
| 1107/1075 | 1/09/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: FRANCES L SAPP | | | | | | |
| GRANTEE: ALLEN E SAPP (1 AC) | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W14 UOP= N12 W16 S12 E16$ W42 S27 E56 N27$.

### 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 600 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 10 | 24 | 200.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 1,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 50 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,850

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 14,000 | | | | | | | |

REVIEW DATE 07/06/2015 BY TW Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/06/2025 BY SYS