S 182 FT OF THE W 330 FT OF S1/2

ORB 503-260,

SULLIVAN SANDRA E
1308 SW HORSESHOE LOOP
FORT WHITE, FL 32038

2026

21-7S-16-04281-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

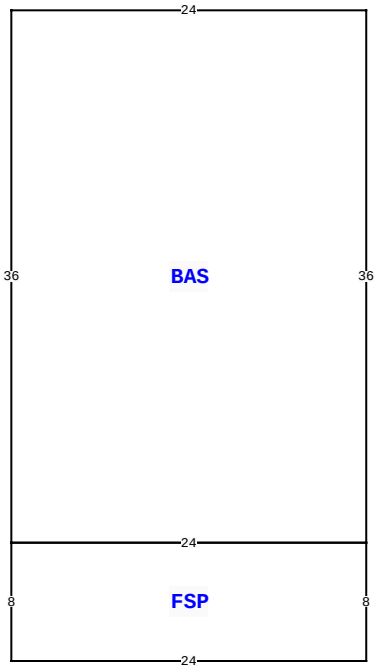
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	58,817
FSP	192	40		77	5,242
TOTALS	1,056			941	64,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	941	93.5064	104.73	98,551	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 864 HX Base Yr



1308 SW HORSESHOE LOOP, FORT WHITE

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,058
TOTAL MARKET OB/XF VALUE		2,082
TOTAL LAND VALUE - MARKET		19,320
TOTAL MARKET VALUE		85,460
SOH/AGL Deduction		36,554
ASSESSED VALUE		48,906
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,906
TOTAL JUST VALUE		85,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051362	Roof Replacement	9,500	11/01/2024
15914	ADDN SFR	155	08/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0611/0047	12/01/1986	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						
0503/0260	12/01/1982	WD	Q	I		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 FSP= S8 E24 N8 W24$ E24 N36$.

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	0070	CARPORT UF	0	100	20	21	420.00	UT	3.00	3.00	70	1993	1993	3	70	882	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,082

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		A-1	0.00	0.00	1.38	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,320							

REVIEW DATE 12/16/2024 BY JS Total Acres: 1.38 Total Land Value: 19,320 Market: 0 Agricultural: 0 Common: 19,320 PRINTED 11/07/2025 BY SYS