(AKA LOT 28 BUCKHEAD WOODS S/D U
BEG SW COR OF NE1/4 OF SE1/4, RU
311.33 FT, E 865.07 FT TO W R/W

SANBORN VICTORIA A
3546 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

26-5S-16-03716-128

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

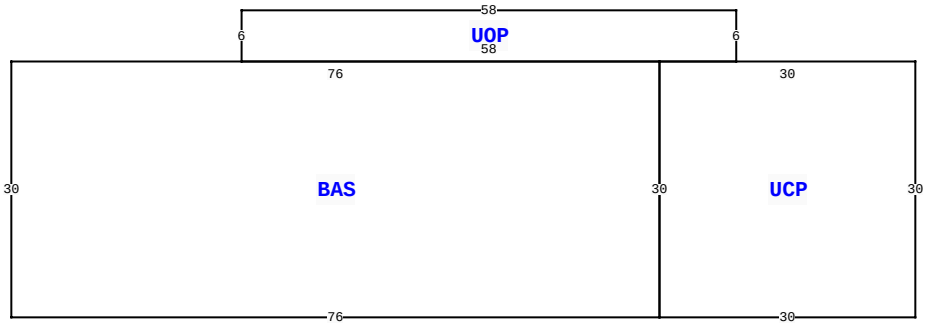
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	211,962
UCP	900	20		180	16,734
UOP	348	25		87	8,088
TOTALS	3,528			2,547	236,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,547	115.0000	108.10	275,331	2008	2018	0	0	0	14.00	86.00

2 MANUF 1 100% - 2023 Heated Area: 2280 HX Base Yr 2023



VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,785
TOTAL MARKET OB/XF VALUE		37,000
TOTAL LAND VALUE - MARKET		89,110
TOTAL MARKET VALUE		362,895
SOH/AGL Deduction		16,728
ASSESSED VALUE		346,167
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		290,445
TOTAL JUST VALUE		362,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26140	M H	330	08/16/2007
17085	M H	125	06/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/467	10/15/2021	WD	Q	I	01	285,000
GRANTOR: PEACOCK MATTHEW						
GRANTEE: SANBORN LEONARD G						
1264/2229	10/25/2013	WD	Q	I	01	126,000
GRANTOR: ELSIE E POTTS & GEORG						
GRANTEE: MATTHEW PEACOCK						

3546 SW OLD WIRE RD, FORT WHITE

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

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	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0210	GARAGE U	0	100	40	30	1,200.00	UT	16.00	16.00	100	2022	2015		100	19,200	
4	0327	STABLES-SM	0	100	40	30	1,200.00	UT	8.00	8.00	100	2022	2015		100	9,600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S30 E76 N30 $
UCP=[DPR_YEAR=2021;ORIG=0,0] E30 S30 W30 N30 $
UOP=[DPR_YEAR=2021;ORIG=9,-6] W58 S6 E58 N6 $
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LAND DESCRIPTION

TOTAL OB/XF 37,000

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	9.38	AC		1.00	1.00	1.00	9,500.00	9,500.00	89,110							

REVIEW DATE 12/07/2021 BY CP Total Acres: 9.38 Total Land Value: 89,110 Market: 0 Agricultural: 0 Common: 89,110 PRINTED 11/18/2025 BY SYS