BEG SE COR OF SE1/4 OF NE1/4, RU FT, SW 1325.09 FT, S 395.66 FT, TO POB.

SHERMAN BRUCE A/SHERMAN NILADRI
3811 NW 177TH AVE
GAINESVILLE, FL 32609

2026

26-7S-16-04324-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

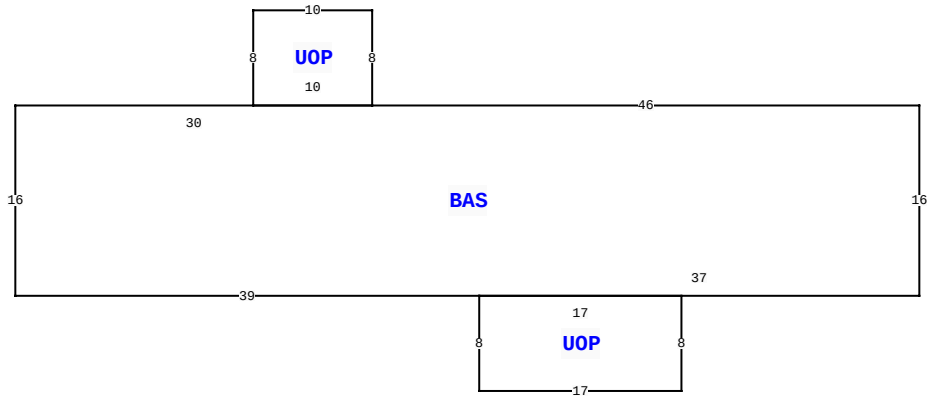
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	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	26716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	72,866
UOP	80	25		20	1,198
UOP	136	25		34	2,037
TOTALS	1,432			1,270	76,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,270	115.9000	108.95	138,366	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1216 HX Base Yr



304 SW RUM ISLAND TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,101
TOTAL MARKET OB/XF VALUE	45,800
TOTAL LAND VALUE - MARKET	108,270
TOTAL MARKET VALUE	230,171
SOH/AGL Deduction	0
ASSESSED VALUE	230,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,171
TOTAL JUST VALUE	230,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044126	Electrical Servic	0	04/07/2022
18878	M H	125	10/24/2001
16162	M H	125	10/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/2004	8/10/2023	QC	U	I	11	100
GRANTOR: SHERMAN BRUCE A						
GRANTEE: SHERMAN BRUCE A						
1027/0147	10/04/2004	WD	Q	V	01	100
GRANTOR: LORRAINE & BRUCE SHER						
GRANTEE: BRUCE A SHERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N8 W10 S8 E10$ W30 S16 E39 UOP= S8 E17 N8 W17$ E37 N16$.

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	0296	SHED METAL	0	0	20	24	400.00	UT	5.00	5.00	100	2003	2003	3	100	2,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
8	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 45,800

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		A-1	0.00	0.00	6.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,180							
2	0000	C	VAC RES	0			0.00	0.00	6.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,090							

REVIEW DATE 04/10/2024 BY RP Total Acres: 12.03 Total Land Value: 108,270 Market: 0 Agricultural: 0 Common: 108,270 PRINTED 10/02/2025 BY SYS