

BEG NW COR OF SW1/4 OF NW1/4, RU
S 500 FT, W 638.75 FT, S 830.12
N 1330.20 FT TO POB.

SANDERS MARK C & TINA L REVOCABLE TRUST AGREEMENT
418 SW PICKFORD CT
FORT WHITE, FL 32038

2026

27-7S-16-04338-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	36,695
UOP	363	25		91	2,378
TOTALS	1,767			1,495	39,073

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0081	DECKING WI	0	100	28	12	336.00	UT	6.00	6.00	
2	0040	BARN,POLE	0	100	36	24	1.00	UT	0.00	0.00	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	
2	5600	A	TIMBER 3	0		00	0.00	0.00	16.00	AC	
3	6200	A	PASTURE 3	0		00	0.00	0.00	11.23	AC	
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	27.23	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,495	108.9000	65.34	97,683	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2018 Heated Area: 1404 HX Base Yr 2018													
BAS UOP													
418 SW PICKFORD CT, FORT WHITE													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF													
9,187													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		39,073	
TOTAL MARKET OB/XF VALUE		9,187	
TOTAL LAND VALUE - MARKET		98,805	
TOTAL MARKET VALUE		59,400	
SOH/AGL Deduction		25,329	
ASSESSED VALUE		34,071	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		9,071	
TOTAL JUST VALUE		147,065	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,065	

SALE:2:1: \$.60 STAMPS			
XFOB:1:1: FOREST MANOR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049818	Electrical Servic	0	07/18/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1544/1356	4/16/2025	WD	U	I	11	100	
GRANTOR: SANDERS MARK C							
GRANTEE: SANDERS MARK C & TI							
0837/0917	3/21/1997	WD	Q	I		88,700	
GRANTOR: SUSAN ROOKS NEWBERN							
GRANTEE: MARK & TINA SANDERS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S27 E19 UOP= S11 E33 N11 W33\$ E33 N27\$.											