COMM NW COR OF SW1/4 OF SW1/4, R
TO NE R/W SR-20, SE ALONG R/W 45
CONT SE ALONG R/W 150 FT, NE 291

SWEET RITA LLC
PO BOX 2
FORT WHITE, FL 32038

**2026**

**28-6S-16-03964-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

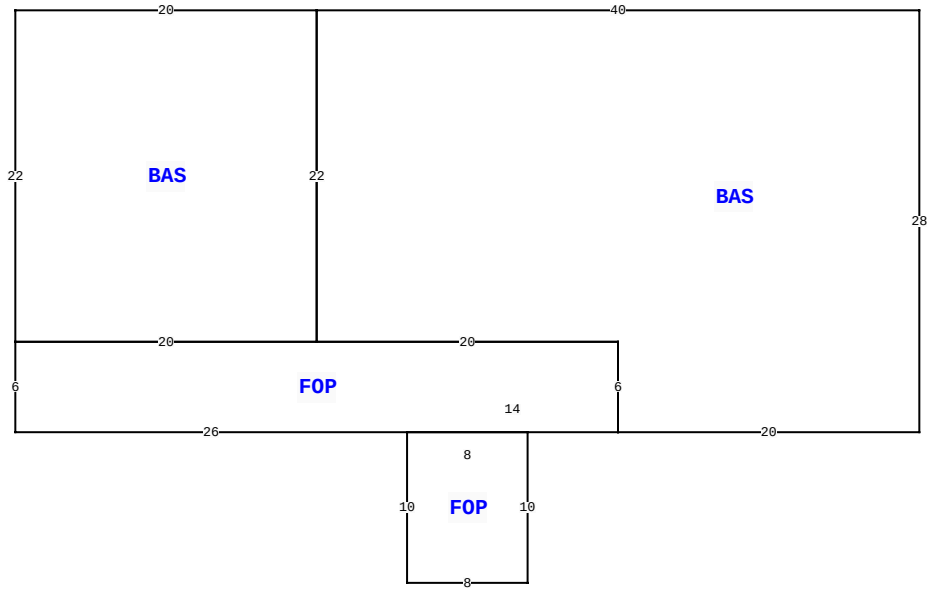
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 16.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 440 | 100 | | 440 | 11,860 |
| BAS | 1,000 | 100 | | 1,000 | 26,955 |
| FOP | 80 | 30 | | 24 | 647 |
| FOP | 240 | 30 | | 72 | 1,941 |
| TOTALS | 1,760 | | | 1,536 | 41,403 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 1,536 | 85.5750 | 53.91 | 82,806 | 1991 | 1991 | 0 | 0 | 0 | 50.00 | 50.00 |

1 STORE RETL 0% - 0 Heated Area: 1440 HX Base Yr




8547 SW US HIGHWAY 27 , 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: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 41,403 |
| TOTAL MARKET OB/XF VALUE | 8,200 |
| TOTAL LAND VALUE - MARKET | 21,000 |
| TOTAL MARKET VALUE | 70,603 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 70,603 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 70,603 |
| TOTAL JUST VALUE | 70,603 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 70,603 |

BLDG:2:1: FLEETWOOD MH

SALE:2:1: 1 AC VACANT LAND

LAND:1:1: FRONTS U.S.27 CLOSE PROXIMITY TO FT. WHI

PRMT:1:1: 26X56

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043525 | Electrical Servic | 0 | 01/13/2022 |
| 38299 | RECONNECT | 0 | 07/01/2019 |
| 38299 | RECONNECT | 75 | 07/01/2019 |
| 6605 | M H | 60 | 11/24/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1534/2794 | 3/03/2025 | WD | Q | I | 01 | 270,000 |
| GRANTOR: FLANDERS TIMOTHY | | | | | | |
| GRANTEE: SWEET RITA LLC | | | | | | |
| 1386/0805 | 6/05/2019 | WD | Q | I | 01 | 65,000 |
| GRANTOR: CARL F & DOROTHY L HO | | | | | | |
| GRANTEE: TIMOTHY & MARIA I F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 BAS= W20 S22 E20 N22$ S22 FOP= W20 S6 E26 FOP= S10 E8 N10 W8$ E14 N6 W20$ E20 S6 E20 N28$.

## 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 | 12 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 16 | 50 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | 1100 | C | STORE 1FLR | 0 | | 00 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.50 | 14,000.00 | 21,000.00 | 10,500 | | | | | | | |
| 2 | 1100 | C | STORE 1FLR | 0 | | 00 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.50 | 14,000.00 | 21,000.00 | 10,500 | | | | | | | |

REVIEW DATE 08/28/2025 BY TP Total Acres: 1.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2025 BY SYS