

SANCHEZ SAVANNAH
PO BOX 840
FORT WHITE, FL 32038

30-6S-16-03993-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall		05	AVERAGE 50							0100	01	1,872	86.1360	96.47	180,592	1991	1991		0	0	35.00	65.00	VALUATION BY																																
Exterior Wall		15	CONC BLOCK 50							1 SINGLE FAM 0% - 0														Heated Area: 1728								HX Base Yr								STANDARD															
Roof Structur		03	GABLE/HIP 100																					BUILDING MARKET VALUE								117,385																							
Roof Cover		14	PREFIN MT 100																					TOTAL MARKET OB/XF VALUE								11,110																							
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET								62,100																							
Interior Floo		13	LAM/VNLPLK 100																					TOTAL MARKET VALUE								190,595																							
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction								14,646																							
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE								175,949																							
Bedrooms			2 100																					TOTAL EXEMPTION VALUE								0																							
Bathrooms			1 100																					BASE TAXABLE VALUE								175,949																							
Frame		01	NONE 100																					TOTAL JUST VALUE								190,595																							
Stories		1.	1. 100																					NCON VALUE								0																							
Architectual		05	CONV 100																					INCOME VALUE																															
Units			0 100																					PREVIOUS YEAR MKT VALUE								190,595																							
Condition Adj		01	01 100																					SALE:2:1: ALREADY IN NAME																															
Kitchen Adjus		01	01 100																					SALE:1:1: 6.20 AC WITH IMPROVEMENTS																															
Quality		05	05																					PERMIT NUM								DESCRIPTION								AMT								ISSUED							
DOR CODE		0100	SINGLE FAMILY																					38592								MAINT/ALTR								75								09/12/2019							
MAP NUM			MKT AREA																																																				
NEIGHBORHOOD/LOC		30616.00	1.00/																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	864	100		864	54,178																																																		
BAS	864	100		864	54,178																																																		
FOP	288	30		86	5,392																																																		
UOP	288	20		58	3,637																																																		
TOTALS		2,304		1,872	117,385																																																		
EXTRA FEATURES										837 SW ROBERTS AVE, FORT WHITE										BLD DATE				LGL DATE		05/13/2024		MLU																											
										XF DATE				LAND DATE																																									
										INC DATE				AG DATE																																									
L N	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	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960																																							
2	0296	SHED METAL	0	0	14	30	420.00	UT	7.50	7.50	100	2008	2008	3	100	3,150																																							
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										11,110																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	6.21	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,100																																						