BEG NE COR OF NW1/4 OF SW1/4, W
OF SW JORDAN ST 1320.79 FT, S 53
1320.79 FT, N 536.92 FT TO POB.

SENDOYA NICOLE GRACE/SENDOYA ERNEST JOSEPH
1490 SW JORDAN ST
FORT WHITE, FL 32038

2026

32-6S-16-04015-001

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

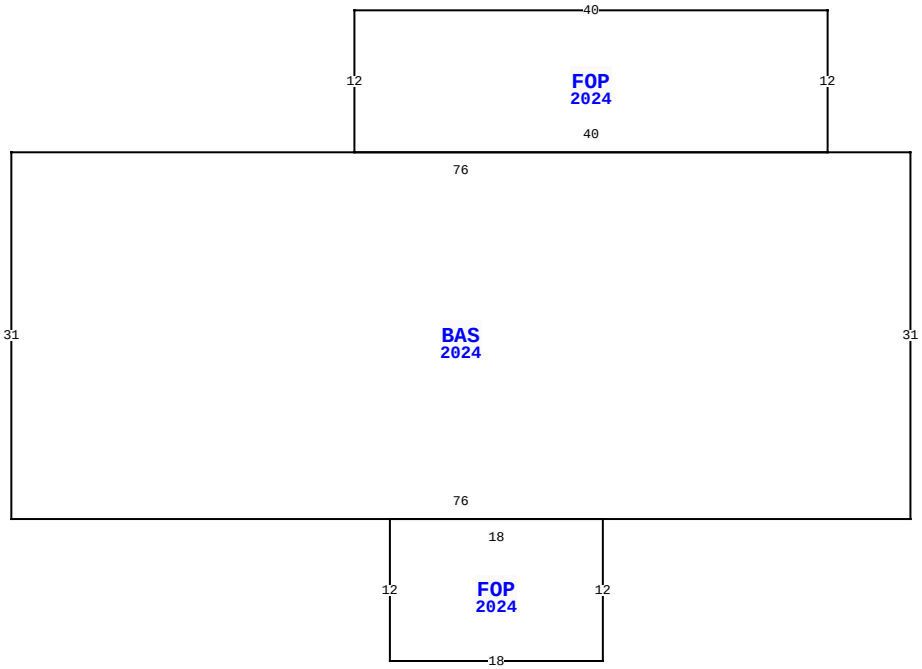
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2024	2,356	219,272
FOP	216	35	2024	76	7,074
FOP	480	35	2024	168	15,636
TOTALS	3,052			2,600	241,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,600	119.0000	117.81	306,306	2002	2015	0	0	0	21.00	79.00

1 MANUF 2 0% - 2025 Heated Area: 2356 HX Base Yr



1490 SW JORDAN ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,982
TOTAL MARKET OB/XF VALUE	10,700
TOTAL LAND VALUE - MARKET	97,680
TOTAL MARKET VALUE	350,362
SOH/AGL Deduction	0
ASSESSED VALUE	350,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,362
TOTAL JUST VALUE	350,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050840	Electrical Servic	0	09/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/2286	5/07/2024	WD	Q	I	01	420,000
GRANTOR: CLERMONT SYDNEY MADIS						
GRANTEE: SENDOYA NICOLE GRAC						
1496/2080	7/20/2023	WD	Q	I	01	400,000
GRANTOR: LEIVA TANIA						
GRANTEE: CLERMONT SYDNEY MAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=9,14] S31 E76 N31 W76 $
FOP=[YR=2024;ORIG=78,2] W40 S12 E40 N12 $
FOP=[YR=2024;ORIG=41,45] S12 E18 N12 W18 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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					16.28	AC		1.00	1.00	1.00	6,000.00	6,000.00	97,680							

REVIEW DATE 05/23/2024 BY TP Total Acres: 16.28 Total Land Value: 97,680 Market: 0 Agricultural: 0 Common: 97,680 PRINTED 11/18/2025 BY SYS