LOT 17 FERNWOOD ESTATES S/D.
522-375, 644-577, 844-442, 849
-1895, WD 1039-1524, DC 1358-

HAGENKOTTER KIRK ESTATE
2106 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00485-077

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

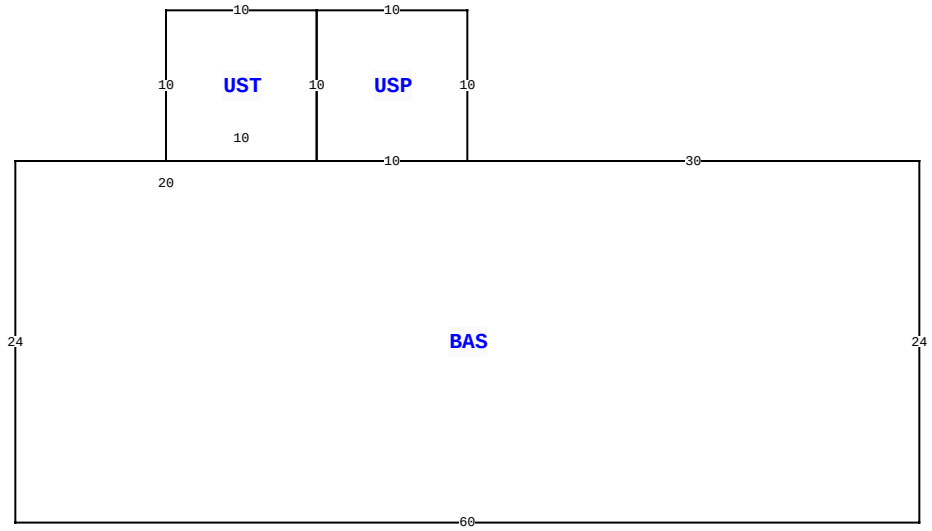
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	34,871
USP	100	35		35	848
UST	100	45		45	1,090
TOTALS	1,640			1,520	36,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,520	100.9000	60.54	92,021	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

2106 SW SPRUCE RD, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,808
TOTAL MARKET OB/XF VALUE	11,450
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	103,258
SOH/AGL Deduction	14,294
ASSESSED VALUE	88,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,964
TOTAL JUST VALUE	103,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,258

SALE:4:1: ASSUMING GAINEY DEED
SALE:2:1: FORECLOSURE?
SALE:1:1: LOT 17 FERNWOOD ESTATES
XFOB:1:1: FLEET M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1039/1524	2/28/2005	WD	Q	I	06	17,000
GRANTOR: CARL H & BONNIE HAGEN						
GRANTEE: KIRK HAGENKOTTER						
0849/1895	12/01/1997	WD	Q	I		35,000
GRANTOR: SACCOMANO						
GRANTEE: HAGENKOTTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N10 W10 S10 E10$ W10 UST= N10 W10 S10 E10$ W20 S24 E60 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,450

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/27/2016 BY DF Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS