

LOT 25 BLOCK A SPRING HILLS S/D.  
538-773, 779-238, 857-1732, 910-

SANBORN KENNETH M/SANBORN SHIRLEY B  
419 SW FUTCH PL  
FORT WHITE, FL 32038

2026

36-5S-15-00488-025



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 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          | 03               | 03    |
| DOR CODE         | 0200 MOBILE HOME |       |
| MAP NUM          |                  | 02    |
| NEIGHBORHOOD/LOC | 36515.020        | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,728            | 100         |      | 1,728        | 43,636               |
| UOP       | 128              | 25          |      | 32           | 808                  |
| TOTALS    | 1,856            |             |      | 1,760        | 44,444               |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |       |
|----------------|------------|-------------|---------|---|---|-------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | NOTES |
| 1              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |
| 2              | 0190       | FPLC PF     | 0 100   | 0 | 0 | 1.00  | UT | 1,200.00 |       |
| 3              | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 |       |
| 4              | 0261       | PRCH, UOP   | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 154.00 | 287.00 | 1.00        |

REVIEW DATE 07/28/2016 BY DF

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |   |       |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                                       | 02  | 1,760     | 105.2100    | 63.13          | 111,109        | 1989 | 1989 |      | 0    | 0 | 60.00 | 40.00  |  |
| 2 MOBILE HME 100% - 2001 Heated Area: 1728 HX Base Yr 2001 |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div>UOP</div><div>BAS</div></div>                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 419 SW FUTCH PL, FORT WHITE                                |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF |         |           |          |           |            |                |            |                             |      |         |      |     |    |
|-------------|---------|-----------|----------|-----------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|
| BLD DATE    | XF DATE | INC DATE  | LGL DATE | LAND DATE | AG DATE    | 05/09/2024     | MLU        |                             |      |         |      |     |    |
| 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 |
| LT          |         | 1.00      | 1.00     | 1.00      | 13,000.00  | 13,000.00      | 13,000     |                             |      |         |      |     |    |

| TOTAL OB/XF |      |   |        |     |  |     |        |        |      |    |      |      |      |
|-------------|------|---|--------|-----|--|-----|--------|--------|------|----|------|------|------|
| 1           | 0200 | C | MBL HM | 100 |  | A-1 | 154.00 | 287.00 | 1.00 | LT | 1.00 | 1.00 | 1.00 |

Total Acres: 1.01 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 44,444    |             |
| TOTAL MARKET OB/XF VALUE  |  | 8,650     |             |
| TOTAL LAND VALUE - MARKET |  | 13,000    |             |
| TOTAL MARKET VALUE        |  | 66,094    |             |
| SOH/AGL Deduction         |  | 29,945    |             |
| ASSESSED VALUE            |  | 36,149    |             |
| TOTAL EXEMPTION VALUE     |  | 30,000    |             |
| BASE TAXABLE VALUE        |  | 6,149     |             |
| TOTAL JUST VALUE          |  | 66,094    |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 66,094    |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 17434      | M H         | 125 | 09/19/2000 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0910/1727                      | 9/10/2000 | WD        | Q   | V   |        | 5,000      |  |
| GRANTOR: MYONG S DUNN & KIMBER |           |           |     |     |        |            |  |
| GRANTEE: KENNETH & SHIRLEY S   |           |           |     |     |        |            |  |
| 0857/1732                      | 4/27/1998 | QC        | Q   | I   | 01     | 0          |  |
| GRANTOR: MYONG SU DUNN         |           |           |     |     |        |            |  |
| GRANTEE: MYONG S DUNN & KIMB   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                              |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W48 S27 E64 N27 UOP= N8 W16 S8 E16\$ W16\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |