LOT 3 BLOCK D SPRING HILLS S/D.
629-388, 887-113, CT 1026-2489,

SANCHEZ ANTHONY/SANCHEZ EVELYN
269 SW PLUM CT
FORT WHITE, FL 32038

2026

36-5S-15-00488-069

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

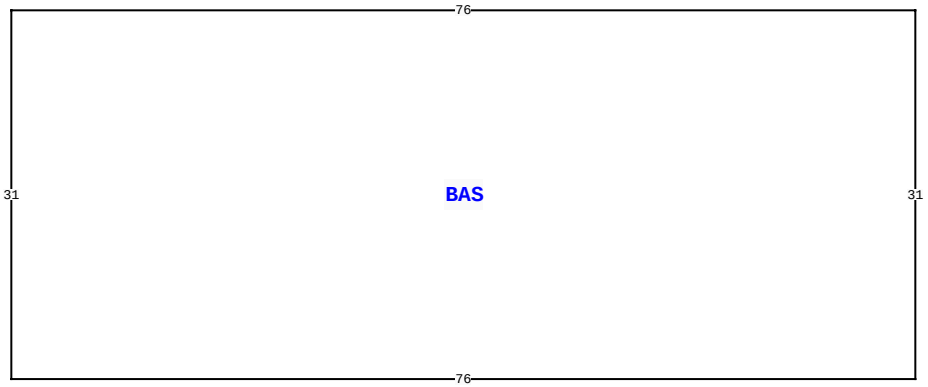
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	163,967
TOTALS	2,356			2,356	163,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	107.07	252,257	2007	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 2356 HX Base Yr 2024



269 SW PLUM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,967
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		187,167
SOH/AGL Deduction		93,642
ASSESSED VALUE		93,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,803
TOTAL JUST VALUE		187,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046483	Electrical Servic	0	02/08/2023
25720	M H	409	04/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/2405	4/21/2023	WD	Q	I	01	217,000
GRANTOR: DOWDY JONATHAN						
GRANTEE: SANCHEZ ANTHONY						
1325/1170	11/04/2016	WD	Q	I	01	91,500
GRANTOR: TJRL INVESTMENTS LLC						
GRANTEE: JONATHAN DOWDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0200	C	MBL HM	100		A-3	165.00	276.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 10/06/2023 BY TP Total Acres: 1.05 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 10/10/2025 BY SYS