LOT 45 UNIT 11 THREE RIVERS ESTA
809-1850, 962-1790,

SANDLIN DOROTHY A/SANDLIN DENNIS C
860 SW WASHINGTON AVE
FORT WHITE, FL 32038

**2027**

**00-00-00-00856-045**

## BUILDING CHARACTERISTICS

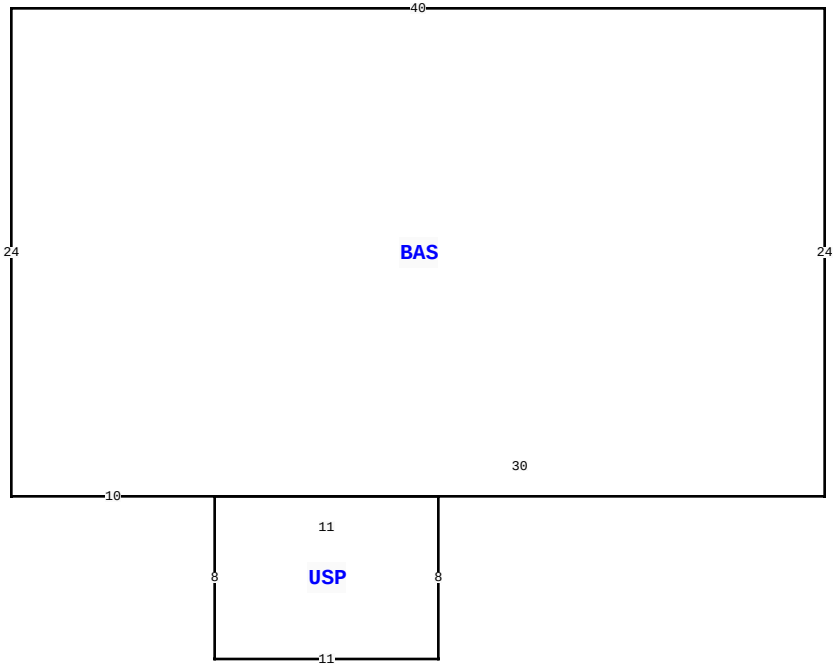
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 07 | 07 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 100000.11 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 66,528 |
| USP | 88 | 35 | | 31 | 2,148 |
| TOTALS | 1,048 | | | 991 | 68,676 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 991 | 135.4800 | 126.00 | 124,866 | 1990 | 1990 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2003 Heated Area: 960 HX Base Yr 2003




860 SW WASHINGTON AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0261 | PRCH, UOP | 0 | 100 | 12 | 12 | 144.00 | UT | 6.50 | 6.50 | 100 | 0 | 0 | 3 | 100 | 936 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 20 | 21 | 420.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 1,050 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1990 | 1990 | 3 | 100 | 1,200 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 800 | |
| 7 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 68,676 |
| TOTAL MARKET OB/XF VALUE | | 12,086 |
| TOTAL LAND VALUE - MARKET | | 26,000 |
| TOTAL MARKET VALUE | | 106,762 |
| SOH/AGL Deduction | | 65,542 |
| ASSESSED VALUE | | 41,220 |
| TOTAL EXEMPTION VALUE | HX HB SX | 41,220 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 106,762 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 107,498 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0962/1790 | 9/13/2002 | WD | Q | I | | 48,200 |
| GRANTOR: JUDY ELDRIDGE | | | | | | |
| GRANTEE: DOROTHY A & DENNIS | | | | | | |
| 0600/0282 | 9/01/1984 | AD | Q | V | | 8,600 |
| GRANTOR: THREE RIVERS ESTATES | | | | | | |
| GRANTEE: JUDY ELDRIDGE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S24 E10 USP= S8 E11 N8 W11$ E30 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 12,086

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |

REVIEW DATE 01/12/2016 BY DF Total Acres: 0.87 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/20/2026 BY SYS