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

2026

00-00-00-00856-045

BUILDING CHARACTERISTICS

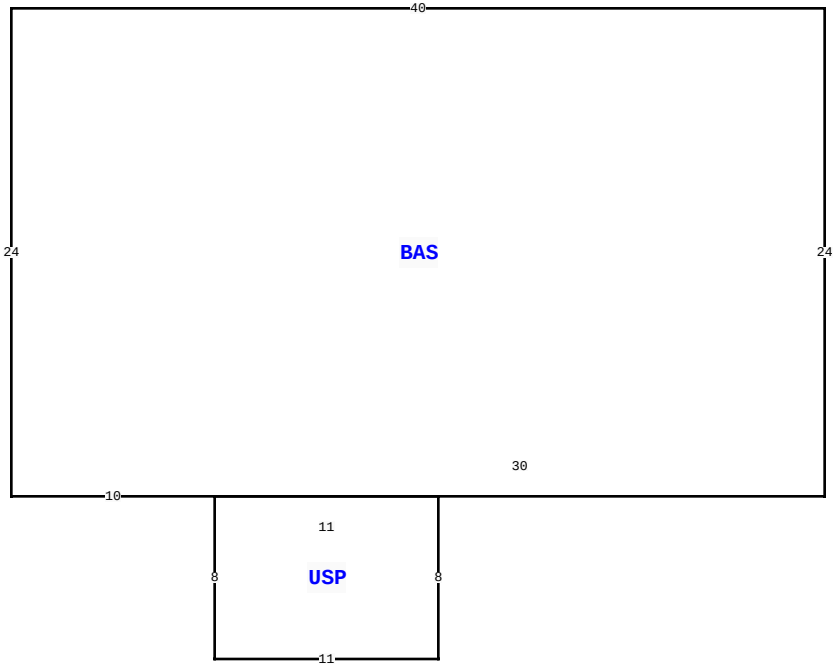
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	68,672
USP	88	35		31	2,218
TOTALS	1,048			991	70,889

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	130.06	128,889	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		70,889
TOTAL MARKET OB/XF VALUE		12,086
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		108,975
SOH/AGL Deduction		68,956
ASSESSED VALUE		40,019
TOTAL EXEMPTION VALUE	HX HB SX	40,019
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		108,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,498

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 04/21/2026 BY SYS