

LOT 31 BLOCK 1 UNIT 23 THREE RIV  
332-367, 640-291, 756-2388, 817-

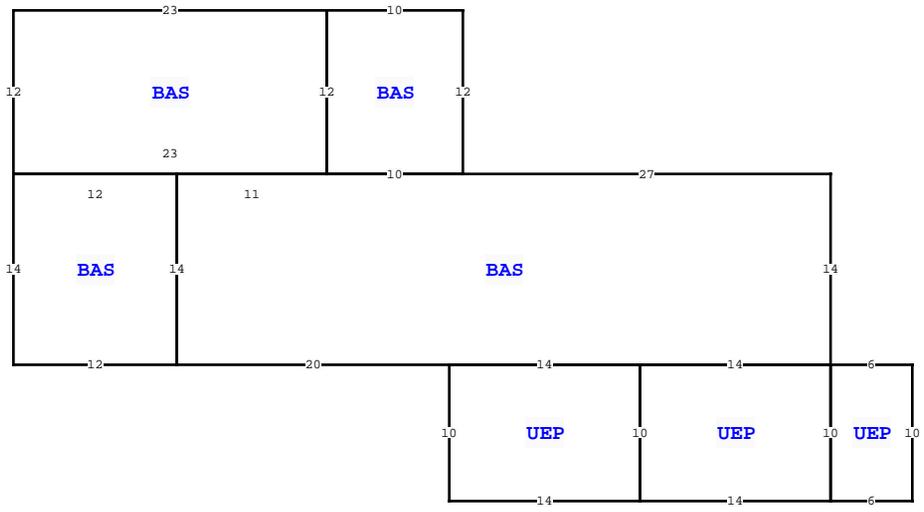
SANDERS SHAWN  
932 SW UTAH ST  
FORT WHITE, FL 32038

**2026**

00-00-00-01428-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 80
Roof Cover	03 COMP SHNGL 20
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	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	100000.23 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,474	106.1000	63.66	93,835	1985	1985	0	0	60.00	40.00
1 MOBILE HME 100% - 2006 Heated Area: 1236 HX Base Yr 2006											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	3,056
BAS	168	100		168	4,278
BAS	276	100		276	7,028
BAS	672	100		672	17,112
UEP	60	70		42	1,070
UEP	140	70		98	2,496
UEP	140	70		98	2,496
<b>TOTALS</b>	<b>1,576</b>			<b>1,474</b>	<b>37,534</b>

EXTRA FEATURES																	
L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
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	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
<b>TOTALS</b>												<b>9,000</b>					

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

TOTAL OB/XF																							
												9,000											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			37,534
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			64,534
SOH/AGL Deduction			37,162
ASSESSED VALUE			27,372
TOTAL EXEMPTION VALUE			25,000
BASE TAXABLE VALUE			2,372
TOTAL JUST VALUE			64,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			64,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1005/1736	1/28/2004	QC	Q	I	06	100
GRANTOR: BRENDA HULL						
GRANTEE: SHAWN SANDERS						
0933/1873	8/23/2001	WD	Q	I	01	9,000
GRANTOR: JIMMY LAVENDER						
GRANTEE: BRENDA HULL (SAME A)						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2024	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 BAS= N12 W10 S12 E10\$ W10 BAS= N12 W23 S12 E23\$ W11 BAS= W12 S14 E12 N14\$ S14 E20 UEP= S10 E14 N10 W14\$ E14 UEP= S10 E14N10 W14\$ E14 UEP= S10 E6 N10 W6\$ N14\$.	