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

**2027**

**00-00-00-01428-001**

## BUILDING CHARACTERISTICS

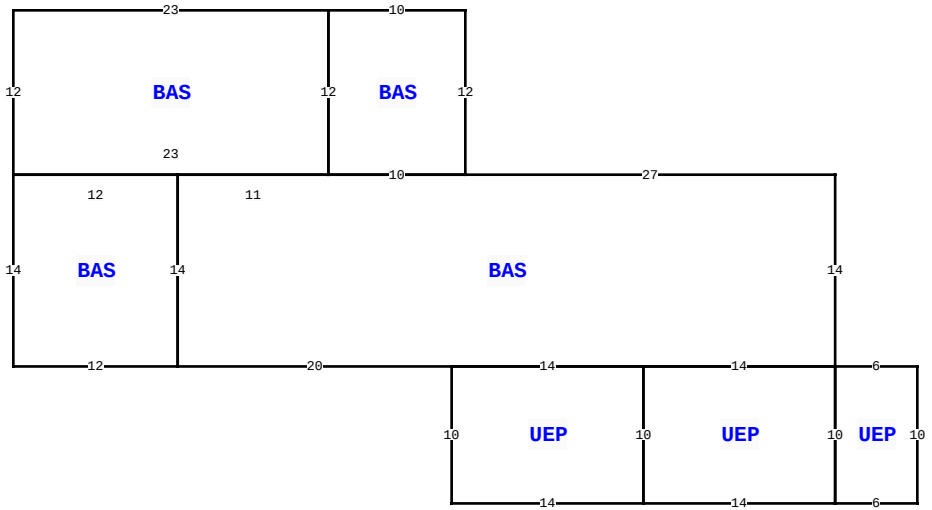
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 80 |
| Roof Cover | 03 | COMP SHNGL 20 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 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/ |

| 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 |
| TOTALS | 1,576 | | | 1,474 | 37,534 |

## 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 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2006 Heated Area: 1236 HX Base Yr 2006




932 SW UTAH ST, 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 37,534 |
| TOTAL MARKET OB/XF VALUE | | 9,000 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 70,534 |
| SOH/AGL Deduction | | 42,341 |
| ASSESSED VALUE | | 28,193 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 3,193 |
| TOTAL JUST VALUE | | 70,534 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 70,534 |

| 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 | | | | | | |

## 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$.

## LAND DESCRIPTION

TOTAL OB/XF 9,000

| 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 | 100.00 | 400.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 12/08/2015 BY RP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS