LOT 14 SEDGEFIELD S/D PHASE 1.
959-951, CT 1042-1315, 1043-2480

WARREN DAVID KENNETH
3515 SW 39TH BLVD, APT 36D
GAINESVILLE, FL 32608

2027

03-6S-16-03767-114

BUILDING CHARACTERISTICS

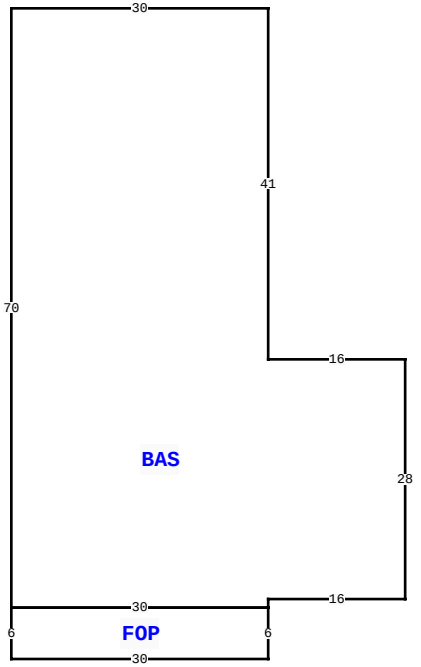
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,548	100		2,548	227,516
FOP	180	35		63	5,625
TOTALS	2,728			2,611	233,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,611	114.3000	106.30	277,549	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2021 Heated Area: 2548 HX Base Yr 2021



133 SW SEDGEFIELD LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,141
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	307,041
SOH/AGL Deduction	106,855
ASSESSED VALUE	200,186
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	148,775
TOTAL JUST VALUE	307,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056690	Electrical Servic		09/29/2026
000056689	Generator		09/29/2026
000048822	Roof Replacement	13,300	12/11/2023
36237	M H	760	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/487	8/13/2026	WD	Q	I	01	369,000
GRANTOR: LONG BROOKE NICOLE						
GRANTEE: WARREN DAVID KENNET						
1407/1063	3/04/2020	WD	Q	I	01	182,000
GRANTOR: YOLANDA G CORREA						
GRANTEE: BROOKE N LONG & RAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S70 FOP= S6 E30 N6 W30$ E30 N1 E16 N28 W16 N41 $.

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	2018	2018	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	65,000.00	65,000.00	65,000							

REVIEW DATE 04/20/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS