BEG SW COR OF NE1/4 OF NW1/4, E R/W OF S C L R/R, NW 853.50 FT, POB.

HENEGAN CAROLYN
203 SW SANDERS WAY
FORT WHITE, FL 32038

**2027**

**03-7S-16-04120-001**

## BUILDING CHARACTERISTICS

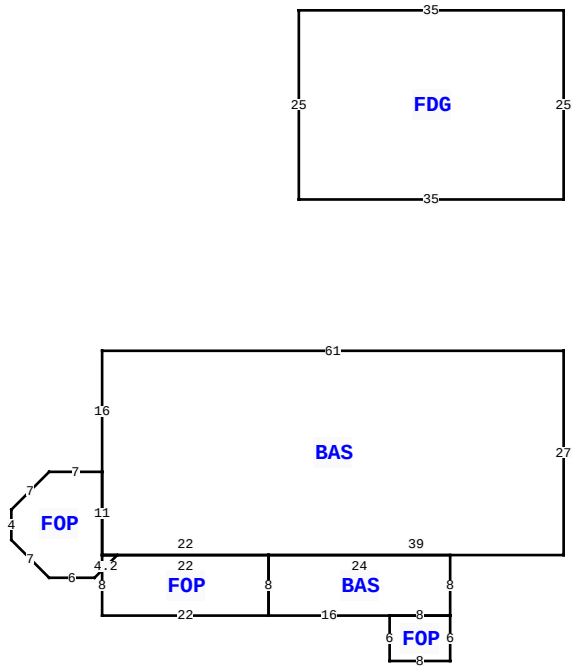
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 19 | COMMON BRK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 3716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 192 | 100 | | 192 | 15,763 |
| BAS | 1,647 | 100 | | 1,647 | 135,210 |
| FDG | 875 | 60 | | 525 | 43,100 |
| FOP | 48 | 30 | | 14 | 1,149 |
| FOP | 145 | 30 | | 44 | 3,612 |
| FOP | 176 | 30 | | 53 | 4,351 |
| TOTALS | 3,083 | | | 2,475 | 203,185 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,475 | 114.8160 | 126.30 | 312,592 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1839 HX Base Yr 2006




203 SW SANDERS WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 203,185 |
| TOTAL MARKET OB/XF VALUE | | 21,373 |
| TOTAL LAND VALUE - MARKET | | 68,640 |
| TOTAL MARKET VALUE | | 293,198 |
| SOH/AGL Deduction | | 47,600 |
| ASSESSED VALUE | | 245,598 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 139,187 |
| TOTAL JUST VALUE | | 293,198 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 296,882 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048496 | Roof Replacement | 15,554 | 10/25/2023 |
| 000048499 | Roof Replacement | 43,894 | 10/25/2023 |
| 24714 | ADDN SFR | 431 | 07/06/2006 |
| 22846 | STORAGE | 75 | 02/24/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1251/1436 | 3/20/2013 | WD | U | I | 11 | 100 |
| GRANTOR: CAROLYN HENEGAN | | | | | | |
| GRANTEE: CAROLYN HENEGAN AS | | | | | | |
| 1057/0180 | 8/30/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: WILLIAM & CAROLYN HEN | | | | | | |
| GRANTEE: WILLIAM J & CAROLYN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W61 S16 S11 E22 E39 N27 $
FDG=[ORIG=0,-20] N25 W35 S25 E35 $
BAS=[ORIG=-39,27] S8 E16 E8 N8 W24 $
FOP=[ORIG=-61,27] S8 E22 N8 W22 $
FOP=[ORIG=-61,16] W7 D5L5 S4 D5R5 E6 U3R3 W2 N11 $
FOP=[ORIG=-23,35] S6 E8 N6 W8 $
.

## 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 | 8 | 8 | 64.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 480 | |
| 2 | 0030 | BARN,MT | 0 | 100 | 30 | 50 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2005 | 2005 | 3 | 100 | 10,000 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 25 | 30 | 750.00 | UT | 1.50 | 1.50 | 100 | 2010 | 2010 | 3 | 100 | 1,125 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 16 | 24 | 384.00 | UT | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 100 | 5,760 | |
| 7 | 0261 | PRCH, UOP | 0 | 100 | 6 | 24 | 144.00 | UT | 7.00 | 7.00 | 100 | 2010 | 2010 | 3 | 100 | 1,008 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,373

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 7.15 | AC | | 1.00 | 0.80 | 0.80 | 12,000.00 | 9,600.00 | 68,640 | | | | | | | |

REVIEW DATE 06/05/2026 BY NH Total Acres: 7.15 Total Land Value: 68,640 Market: 0 Agricultural: 0 Common: 68,640 PRINTED 11/17/2026 BY SYS