COMM SE COR OF NW1/4 OF NW1/4, N
POB, CONT N 212.50 FT, W 541.74
N 37 DEG E 933.91 FT TO POB. (A

SALEMI ANGELA MARIE/RUSSELL FRED FOREST
398 SW SANDERS WAY
FORT WHITE, FL 32038

2027

03-7S-16-04120-002

BUILDING CHARACTERISTICS

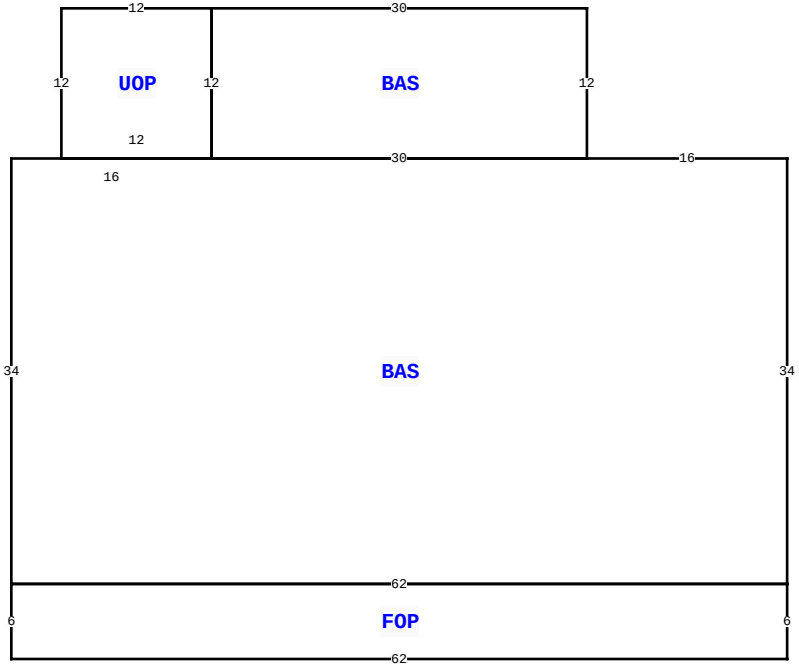
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	360	100		360	41,044
BAS	2,108	100		2,108	240,339
FOP	372	30		112	12,770
UOP	144	20		29	3,306
TOTALS	2,984			2,609	297,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,609	131.1975	144.32	376,531	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2023 Heated Area: 2468 HX Base Yr 2023



398 SW SANDERS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0166	CONC,PAVMT	0	100	13	17	221.00	UT	2.00	2.00	70	1993	1993	3	70	309	
2	0210	GARAGE U	0	100	22	30	660.00	UT	18.00	18.00	60	1993	1993	3	60	7,128	
3	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	70	1993	1993	3	70	336	
4	0040	BARN,POLE	0	100	36	48	1,728.00	UT	2.50	2.50	100	2010	2010	3	100	4,320	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2004		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	297,459
TOTAL MARKET OB/XF VALUE	14,093
TOTAL LAND VALUE - MARKET	72,960
TOTAL MARKET VALUE	384,512
SOH/AGL Deduction	13,923
ASSESSED VALUE	370,589
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	319,178
TOTAL JUST VALUE	384,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21761	SFR	609	04/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1321	9/28/2022	WD	Q	I	01	475,000
GRANTOR: JONES SHAWN H						
GRANTEE: SALEMI ANGELA MARIE						
1427/2656	6/24/2020	WD	U	I	11	100
GRANTOR: SANDERS GLENN W						
GRANTEE: JONES SHAWN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W30 W16 S34 E62 N34 $
FOP=[ORIG=-62,34] S6 E62 N6 W62 $
BAS=[ORIG=-16,0] N12 W30 S12 E30 $
UOP=[ORIG=-46,0] N12 W12 S12 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,093

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	6.08	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,960							

REVIEW DATE 06/05/2026 BY NH Total Acres: 6.08 Total Land Value: 72,960 Market: 0 Agricultural: 0 Common: 72,960 PRINTED 11/17/2026 BY SYS