COMM SW COR OF SW1/4 OF NW1/4, R
E 779.17 FT, S 995.64 FT, S 83 D
S 557.32 FT, W 488.51 FT TO POB.

SLAYMAKER JUSTIN LEE/SLAYMAKER WRENDA ELISA
452 SW SANDERS WAY
FORT WHITE, FL 32038

2027

03-7S-16-04120-004

BUILDING CHARACTERISTICS

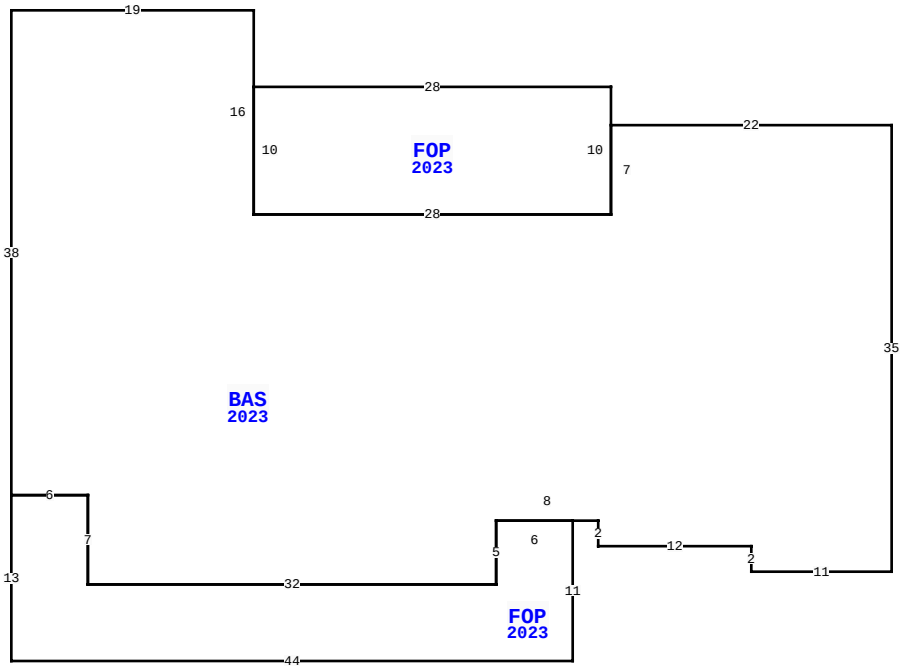
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,330	100	2023	2,330	289,067
FOP	280	30	2023	84	10,422
FOP	336	30	2023	101	12,530
TOTALS	2,946			2,515	312,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,515	116.2770	127.90	321,668	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2330 HX Base Yr 2023



452 SW SANDERS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0	0	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,018
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		369,393
SOH/AGL Deduction		0
ASSESSED VALUE		369,393
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,982
TOTAL JUST VALUE		481,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042562	New Residential C	200,000	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/246	3/19/2021	WD	Q	V	01	135,000
GRANTOR: AGUDELO JAIRO & MARIA						
GRANTEE: SLAYMAKER JUSTIN LE						
0963/1580	9/26/2002	WD	Q	V		68,000
GRANTOR: RICK & NANCY HACHT						
GRANTEE: JAIRO & MARIA AGUDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,21] W22 S7 W28 N16 W19 S38 E6 S7 E32 N5 E8 S2 E12 S2 E11 N35 $
FOP=[YR=2023;ORIG=35,52] W6 S5 W32 N7 W6 S13 E44 N11 $
FOP=[YR=2023;ORIG=10,18] E28 S10 W28 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	7.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	49,000							
2	5500	A	TIMBER 2	100					11.00	AC		1.00	1.00	1.00	445.00	445.00	4,895							
3	5200	A	CROPLAND 2	100					6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
4	9910	M	MKT.VAL.AG	100					17.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	119,000							

REVIEW DATE 06/05/2026 BY NH Total Acres: 24.00 Total Land Value: 56,115 Market: 119,000 Agricultural: 7,115 Common: 49,000 PRINTED 11/17/2026 BY SYS