

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.

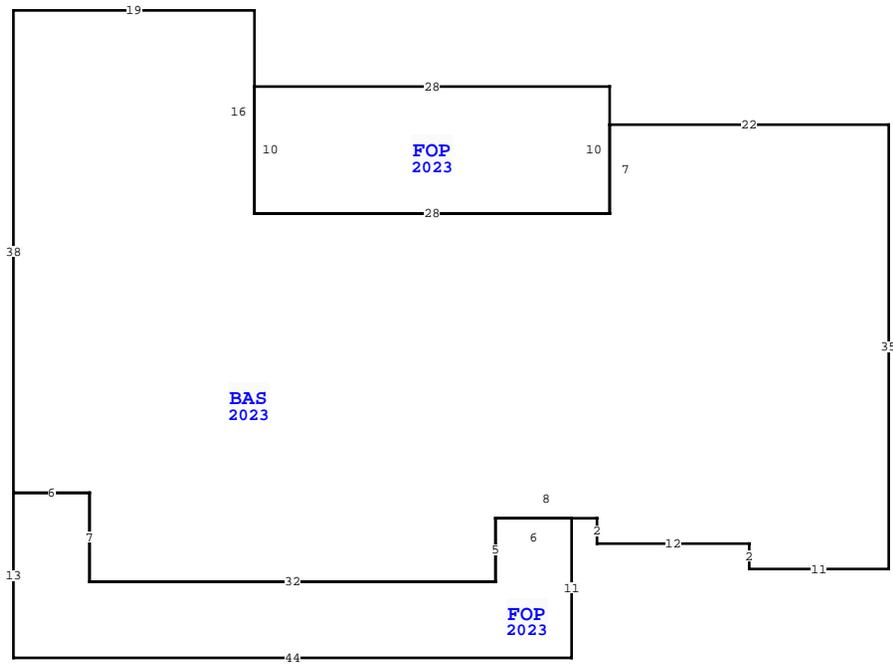
SLAYMAKER JUSTIN LEE/SLAYMAKER WRENDA ELISA  
452 SW SANDERS WAY  
FORT WHITE, FL 32038

**2026**

03-7S-16-04120-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,330	100	2023
FOP	280	30	2023
FOP	336	30	2023
TOTALS	2,946		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2023		333,388	2022	2022	0	0	3.00	97.00
				Heated Area: 2330			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			323,386
TOTAL MARKET OB/XF VALUE			1,260
TOTAL LAND VALUE - MARKET			168,000
TOTAL MARKET VALUE			380,761
SOH/AGL Deduction			17,779
ASSESSED VALUE			362,982
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			311,571
TOTAL JUST VALUE			492,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,237

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	Q	V	01	135,000
GRANTOR: AGUDELO JAIRO & MARIA						
GRANTEE: SLAYMAKER JUSTIN LE						
0963/1580	9/26/2002	WD Q	Q	V		68,000
GRANTOR: RICK & NANCY HACHT						
GRANTEE: JAIRO & MARIA AGUDE						

BUILDING NOTES			
452 SW SANDERS WAY, FORT WHITE			

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 \$			

EXTRA FEATURES																
L N	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			3.00	100	2023	2022		100	1,260	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							