(AKA PARCEL "A" OF UNR SURV): CO NE1/4 OF NW1/4, RUN N 258 FT FOR 184 FT, E 310.56 FT TO W LINE OF

MILLER JANISE MARIA
204 SW SANDERS WAY
FORT WHITE, FL 32038

2027

03-7S-16-04120-007

BUILDING CHARACTERISTICS

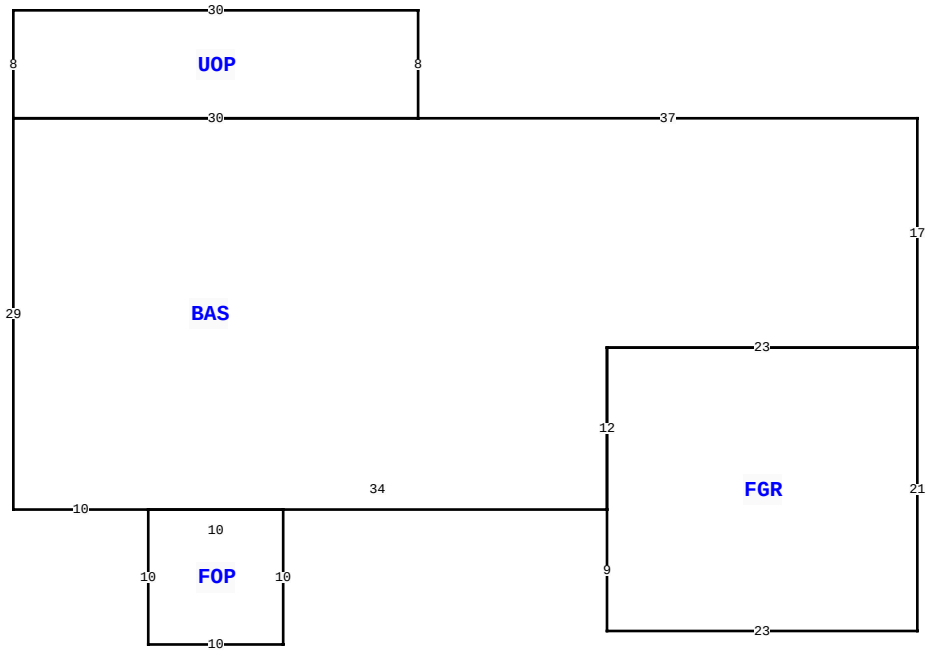
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,667	100		1,667	182,711
FGR	483	55		266	29,155
FOP	100	30		30	3,288
UOP	240	20		48	5,261
TOTALS	2,490			2,011	220,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	132.8580	146.14	293,888	1986	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 1667 HX Base Yr 2019



204 SW SANDERS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	490	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0166	CONC,PAVMT	0	100	17	45	765.00	UT	2.00	2.00	50	1993	1993	3	50	765	
6	0166	CONC,PAVMT	0	100	8	30	240.00	UT	2.00	2.00	50	1993	1993	3	50	240	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	220,416
TOTAL MARKET OB/XF VALUE	5,995
TOTAL LAND VALUE - MARKET	23,760
TOTAL MARKET VALUE	250,171
SOH/AGL Deduction	72,736
ASSESSED VALUE	177,435
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	126,024
TOTAL JUST VALUE	250,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042951	Roof Replacement	13,400	10/13/2021
30366	MAINT/ALTR	35	08/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2134	9/13/2023	LE	U	I	14	0
GRANTOR: MILLER JANISE MARIA A						
GRANTEE: MILLER JAMIE LEE (R						
1375/1781	12/31/2018	WD	Q	I	01	180,000
GRANTOR: RICHARD A WILLIAMS						
GRANTEE: JANISE MARIA PORTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N8 W30 S8 E30$ W30 S29 E10 FOP= S10 E10 N10 W10$ E34 FGR= S9 E23 N21 W23 S12$ N12 E23 N17$.

LAND DESCRIPTION

TOTAL OB/XF 5,995

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	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							
2	0100	C	SFR	100		A-1	0.00	0.00	0.31	AC		1.00	1.00	1.00	18,000.00	18,000.00	5,580							

REVIEW DATE 06/05/2026 BY NH Total Acres: 1.32 Total Land Value: 23,760 Market: 0 Agricultural: 0 Common: 23,760 PRINTED 11/17/2026 BY SYS