

COMM NW COR OF SW1/4 OF SE1/4, R
TO E R/W OF LINE OF OLD WIRE RD,
ALONG A C/L OF A 60 FT EASEMENT

SANCHEZ MEGHAN LOUISE
PO BOX 969
FORT WHITE, FL 32038

2026

11-6S-16-03816-238


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 90 |
| Interior Floo | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architctual Units | 01 | CONV | 100 |
| | | 0 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 11616.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,768 | 100 | |
| TOTALS | 1,768 | | 1,768 |
| | | | 155,226 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|-------------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MANUF | 1 | 100% - 2022 | | | | | | | | | |
| | | | | Heated Area: 1768 | | | | HX Base Yr | 2022 | | | |

BAS

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 155,226 | |
| TOTAL MARKET OB/XF VALUE | | 10,500 | |
| TOTAL LAND VALUE - MARKET | | 65,000 | |
| TOTAL MARKET VALUE | | 230,726 | |
| SOH/AGL Deduction | | 60,015 | |
| ASSESSED VALUE | | 170,711 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 119,300 | |
| TOTAL JUST VALUE | | 230,726 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 219,512 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1504/2728 | 12/18/2023 | QC | U | I | 11 | 0 |
| GRANTOR: SANCHEZ ORTA FERNANDO | | | | | | |
| GRANTEE: SANCHEZ MEGHAN LOUI | | | | | | |
| 1433/1554 | 3/25/2021 | WD | U | I | 12 | 135,900 |
| GRANTOR: 21ST MORTGAGE CORPORA | | | | | | |
| GRANTEE: SANCHEZ FERNANDO O | | | | | | |

| EXTRA FEATURES | | 248 SW SCOUT GLN, FORT WHITE | | | | | | | | | | | | | | |
|----------------|------------|------------------------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|-------------|------|--------|-----------------|-------|
| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT 7,000.00 | 7,000.00 | 100 | | 3 | 100 | 7,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | UT 3,500.00 | 3,500.00 | 100 | 2023 | 2022 | 100 | 3,500 | |

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

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|-------------------------|--|
| BAS= W68 S26 E68 N26\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 10,500 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0200 | C | MBL HM | 100 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |