

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

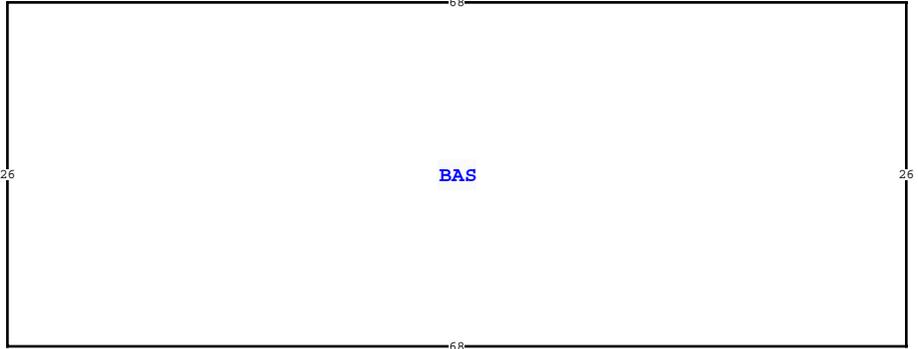
SANCHEZ MEGHAN LOUISE
PO BOX 969
FORT WHITE, FL 32038

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		158,517

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



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		158,517		
TOTAL MARKET OB/XF VALUE		10,500		
TOTAL LAND VALUE - MARKET		65,000		
TOTAL MARKET VALUE		234,017		
SOH/AGL Deduction		63,306		
ASSESSED VALUE		170,711		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		119,300		
TOTAL JUST VALUE		234,017		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		219,512		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	DPH 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							