LOT 5 BLOCK B ICHETUCKNEE PINES

645-111, 747-2087 WD 1436-2767,

SANTOS MANUEL/SANTOS ADA N
160 SW HENDERSON TER
FORT WHITE, FL 32038

2027

16-6S-16-03832-108

BUILDING CHARACTERISTICS

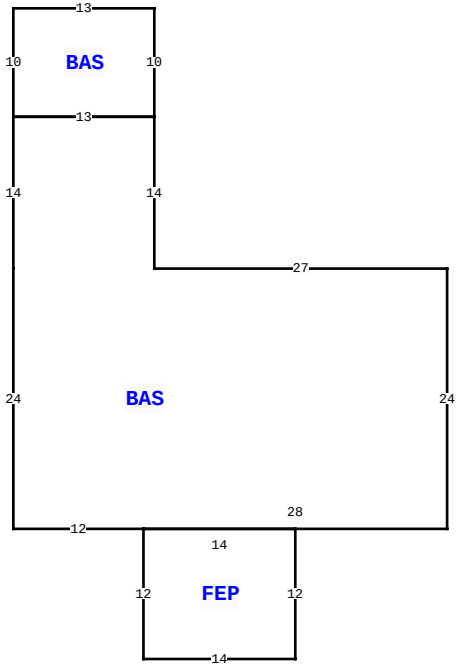
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	2,843
BAS	1,142	100		1,142	24,973
FEP	168	85		143	3,127
TOTALS	1,440			1,415	30,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,415	91.1200	54.67	77,358	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1272 HX Base Yr 2022



160 SW HENDERSON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		30,943
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		94,693
SOH/AGL Deduction		25,158
ASSESSED VALUE		69,535
TOTAL EXEMPTION VALUE	HX HB	44,535
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,993

XFOB:4:1: DRIVEWAY

XFOB:1:1: FLEETWOOD GAFLSH2AH20348098-GAFLSH2BH203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/2767	5/05/2021	WD	U	I	30	48,000
GRANTOR: IZQUIERDO FACUNDO						
GRANTEE: SANTOS MANUEL						
0747/2087	6/20/1991	WD	Q	I		35,000
GRANTOR: DINGLER-PATTEN CORO						
GRANTEE: IZQUIERDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N14 BAS= N10 W13 S10 E13$ W13 S14 S24 E12 FEP= S12 E14 N12 W14$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 4.13 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS