LOTS 3,4,5,6 & 7 ICHETUCKNEE MEA
883-242, 1035-1092, 1035-1088, Q

MENENDEZ CARLOS/MENENDEZ SANDY T
103 SW FREEDOM CT
FORT WHITE, FL 32038

2027

18-6S-16-03865-006

BUILDING CHARACTERISTICS

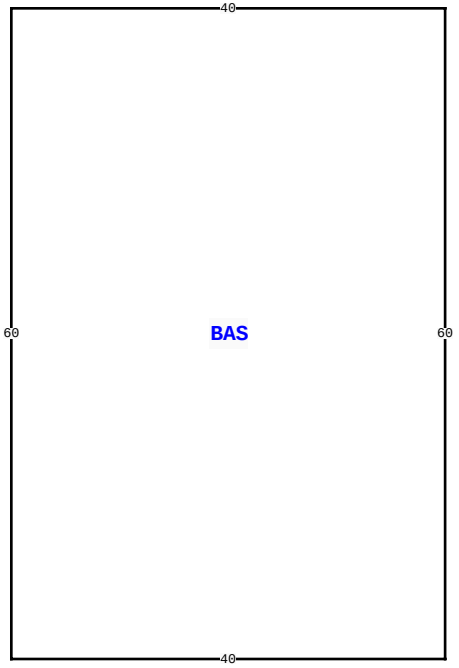
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	43,271
TOTALS	2,400			2,400	43,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	2,400	70.8100	26.91	64,584	2000	2000	0	0	0	33.00	67.00

1 PREF M B A 100% - 2004 Heated Area: 2400 HX Base Yr 2004



101 SW FREEDOM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	254.00	UT	2.00	2.00	100	2004	2004	3	100	508	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	60	40	1.00	UT	8,000.00	8,000.00	100	2026	2025		100	8,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,784
TOTAL MARKET OB/XF VALUE		15,508
TOTAL LAND VALUE - MARKET		175,840
TOTAL MARKET VALUE		414,132
SOH/AGL Deduction		229,621
ASSESSED VALUE		184,511
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,100
TOTAL JUST VALUE		414,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21910	SFR	506	05/25/2004
17938	M H	125	02/13/2001
17206	STORAGE	95	07/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0151	3/20/2010	QC	U	V	11	0
GRANTOR: CARLOS J & TERESITA M						
GRANTEE: CARLOS V & SANDRA T						
1183/0709	10/23/2009	QC	U	V	11	100
GRANTOR: CARLOS J & TERESITA M						
GRANTEE: CARLOS V & SANDRA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S60 E40 N60$.

LAND DESCRIPTION

TOTAL OB/XF 15,508

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	24.12	AC		1.00	1.00	1.00	7,000.00	7,000.00	168,840							

REVIEW DATE 05/13/2026 BY JB Total Acres: 25.12 Total Land Value: 175,840 Market: 0 Agricultural: 0 Common: 175,840 PRINTED 11/17/2026 BY SYS

LOTS 3,4,5,6 & 7 ICHETUCKNEE MEA
883-242, 1035-1092, 1035-1088, Q

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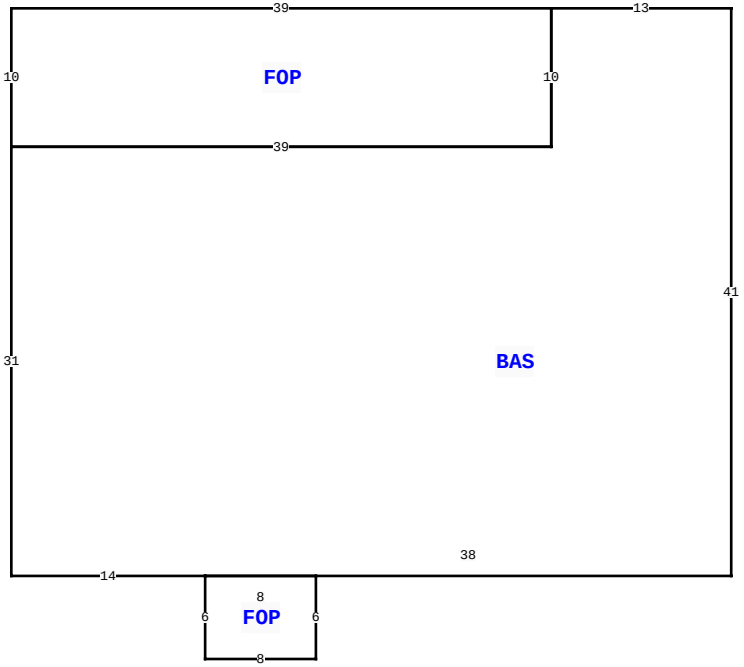
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	166,958
FOP	48	30		14	1,341
FOP	390	30		117	11,213
TOTALS	2,180			1,873	179,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	110.2890	121.32	227,232	2004	2004	0	0	0	21.00	79.00

3 SINGLE FAM 100% - 2004 Heated Area: 1742 HX Base Yr 2004



101 SW FREEDOM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: CARLOS V & SANDRA T						
1183/0709	10/23/2009	QC	U	V	11	100
GRANTOR: CARLOS J & TERESITA M						
GRANTEE: CARLOS V & SANDRA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W39 S10 E39 N10$ S10 W39 S31 E14 FOP= S6 E8 N6 W8$ E38 N41$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/13/2026 BY JB Total Acres: 25.12 Total Land Value: 175,840 Market: 0 Agricultural: 0 Common: 175,840 PRINTED 11/17/2026 BY SYS