

COMM SE COR, RUN W 515.46 FT FT
OF US-27, NW ALONG R/W 1188.73 F
CONT NW 411.27 FT, NE 553.03 FT,

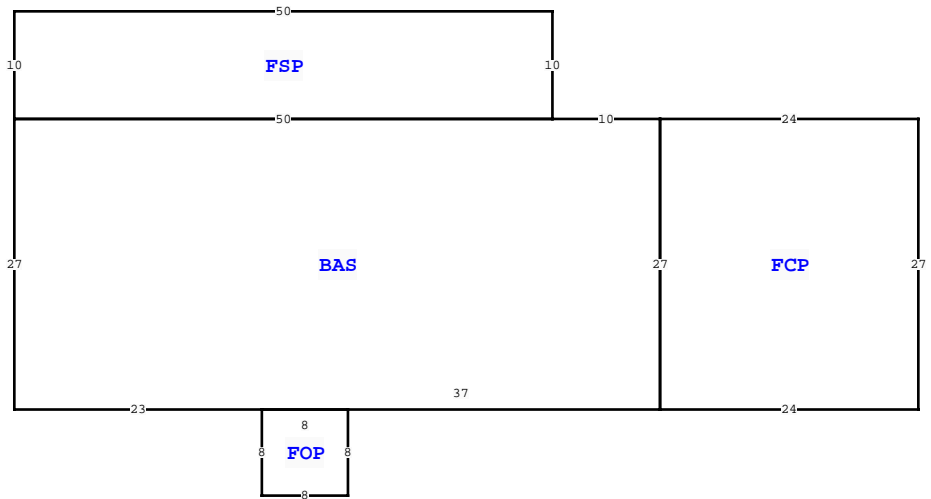
SANDLIN DANA WADE/SANDLIN KATHERINE RUTH
148 SW BENJAMIN PL
FORT WHITE, FL 32038

2026

19-7S-17-10026-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
FCP	648	25	
FOP	64	35	
FSP	500	40	
TOTALS	2,832		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,004	128.5900	120.87	242,223	1992	1992	0	0	0	45.00	55.00
1 MANUF 1 100% - 2026 Heated Area: 1620 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,223
TOTAL MARKET OB/XF VALUE			9,617
TOTAL LAND VALUE - MARKET			72,280
TOTAL MARKET VALUE			215,120
SOH/AGL Deduction			18,018
ASSESSED VALUE			197,102
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			95,691
TOTAL JUST VALUE			215,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,440
SALE: 2:1: FORECLOSED ON L A RECIO-SELLING TO HOGAN			
XFOB: 1:1: 1992 SHOR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0648	7/15/2020	WD Q	Q	I	01	150,000
GRANTOR: CHARLOTTE A FLEMING W						
GRANTEE: WALTER J PASTUSZKA						
0826/1540	8/09/1996	WD Q	Q	I		66,000
GRANTOR: GERARD T SR (AKA GERA						
GRANTEE: CLYDE R & CHARLOTTE						

EXTRA FEATURES																		
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	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1995	1995	3	100	417			
2	0296	SHED METAL	0	100	11	24	UT	0.00	0.00	100	2017	2017	3	100	800			
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000			
4	0296	SHED METAL	0	100	10	20	UT	5.00	5.00	100	1993	1993	3	100	1,000			
5	0070	CARPOR UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400			
TOTALS													2,832					

LAND DESCRIPTION													TOTAL OB/XF											
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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.56	AC		1.00	1.00	1.00	13,000.00	13,000.00	72,280							