THE S 440 FT OF S1/2 OF W1/2 OF

756-1192, 824-1775 PB 976-1695,

BARRS SANDRA JOAN TYNDAL
356 SW GRANDPA WAY
FT WHITE, FL 32038

2027

22-7S-16-04286-001

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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	38,429
UOP	64	25		16	407
UOP	100	25		25	636
TOTALS	1,676			1,553	39,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,553	105.9000	63.54	98,678	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr



356 SW GRANDPA WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/13/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,471
TOTAL MARKET OB/XF VALUE	10,405
TOTAL LAND VALUE - MARKET	119,970
TOTAL MARKET VALUE	99,598
SOH/AGL Deduction	37,986
ASSESSED VALUE	61,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,612
TOTAL JUST VALUE	169,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,846

BLDG:1:1: CLAY MH

SALE:1:1: $.60 STAMPS

XFOB:1:1: CLAY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14419	M H	125	08/19/1998
12026	REMODEL	50	01/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/149	11/04/2022	LE	U	I	14	100
GRANTOR: BARRS SANDRA JOAN						
GRANTEE: BARRS SANDRA JOAN (						
1351/2219	1/19/2018	LE	U	I	30	100
GRANTOR: SANDRA JOAN TYNDAL (E						
GRANTEE: ASHLEY CANALES ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N10 W10 S10 E10$ W40 S27 E16 UOP= S8 E8 N8 W8$ E40 N27$.

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	0294	SHED WOOD/	0	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0252	LEAN-TO W/	0	0	8	10	80.00	UT	2.00	2.00	75	1993	1993	3	75	120	
3	0252	LEAN-TO W/	0	0	9	10	90.00	UT	2.00	2.00	75	1993	1993	3	75	135	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	0	10	20	200.00	UT	11.00	11.00	100	2010	2010	3	100	2,200	
7	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,405

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.19	AC		1.00	1.00	1.00	9,000.00	9,000.00	46,710							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	8.14	AC		1.00	1.00	1.00	370.00	370.00	3,012							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.14	AC		1.00	1.00	1.00	9,000.00	9,000.00	73,260							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 13.33 Total Land Value: 49,722 Market: 73,260 Agricultural: 3,012 Common: 46,710 PRINTED 11/17/2026 BY SYS