

(AKA LOT 28 BUCKHEAD WOODS S/D U  
 BEG SW COR OF NE1/4 OF SE1/4, RU  
 311.33 FT, E 865.07 FT TO W R/W

SANBORN VICTORIA A  
 3546 SW OLD WIRE RD  
 FORT WHITE, FL 32038

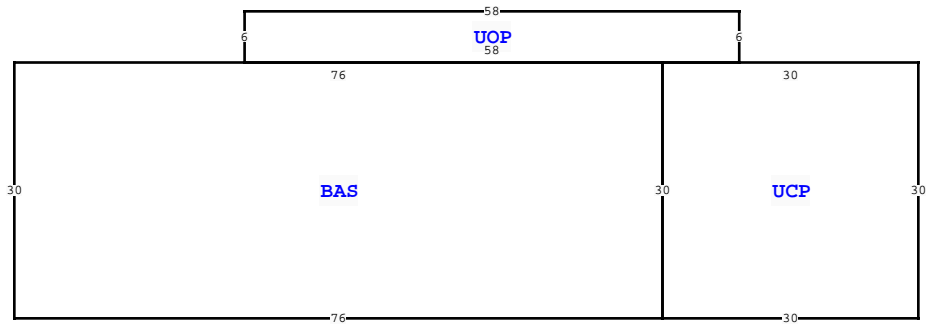
2026

26-5S-16-03716-128



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
UCP	900	20	
UOP	348	25	
TOTALS	3,528		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2023								
Heated Area: 2280					HX Base Yr 2023							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			240,902
TOTAL MARKET OB/XF VALUE			45,000
TOTAL LAND VALUE - MARKET			103,180
TOTAL MARKET VALUE			389,082
SOH/AGL Deduction			35,924
ASSESSED VALUE			353,158
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			296,747
TOTAL JUST VALUE			389,082
NCON VALUE			8,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26140	M H	330	08/16/2007
17085	M H	125	06/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/467	10/15/2021	WD	Q	I	01	285,000
GRANTOR: PEACOCK MATTHEW						
GRANTEE: SANBORN LEONARD G						
1264/2229	10/25/2013	WD	Q	I	01	126,000
GRANTOR: ELSIE E POTTS & GEORG						
GRANTEE: MATTHEW PEACOCK						

EXTRA FEATURES		3546 SW OLD WIRE RD, 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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0210	GARAGE U	0	100	40	30	UT	16.00	16.00	100	2022	2015		100	19,200	
4	0327	STABLES-SM	0	100	40	30	UT	8.00	8.00	100	2022	2015		100	9,600	
5	0296	SHED METAL	0	100	32	20	UT	8,000.00	8,000.00	100	2026	2025		100	8,000	

LAND DESCRIPTION		TOTAL OB/XF 45,000																						
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		A-1	0.00	0.00	9.38	AC		1.00	1.00	1.00	11,000.00	11,000.00	103,180							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W76 S30 E76 N30 \$	
UCP=[DPR_YEAR=2021;ORIG=0,0] E30 S30 W30 N30 \$	
UOP=[DPR_YEAR=2021;ORIG=9,-6] W58 S6 E58 N6 \$	