LOT 29 FAIRVIEW ESTATES S/D.

542-283, 784-1352, 792-668, 854-

ROBINETT WENDELL
PO BOX 652
HIGH SPRINGS, FL 32643

**2027**

**26-7S-16-04323-029**

## BUILDING CHARACTERISTICS

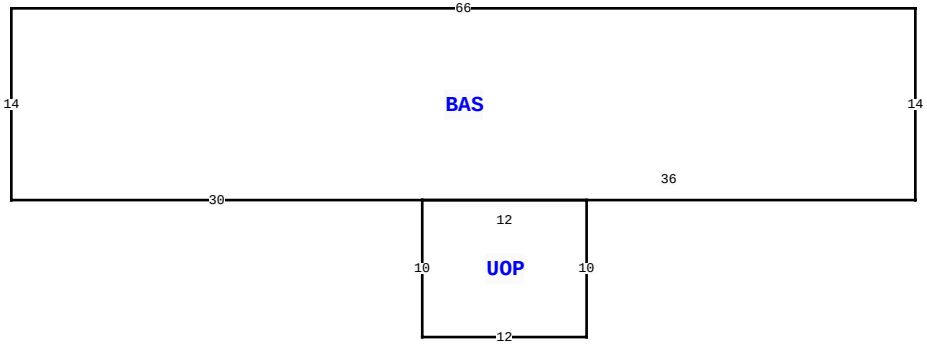
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 26716.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 23,706 |
| UOP | 120 | 25 | | 30 | 770 |
| TOTALS | 1,044 | | | 954 | 24,476 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 954 | 106.9000 | 64.14 | 61,190 | 1994 | 1994 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr




190 SW NANTUCKETT PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,476 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 28,000 |
| TOTAL MARKET VALUE | 59,476 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 59,476 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 59,476 |
| TOTAL JUST VALUE | 59,476 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 56,499 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19292 | M H | 125 | 03/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1564/2260 | 4/03/2026 | WD | Q | I | 01 | 80,000 |
| GRANTOR: WE ARE LOAP, LLC | | | | | | |
| GRANTEE: ROBINETT WENDELL | | | | | | |
| 1545/576 | 7/22/2025 | TD | U | I | 18 | 35,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WE ARE LOAP, LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E30 UOP= S10 E12 N10 W12$ E36 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 10/05/2026 BY TP Total Acres: 1.46 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS