

BEG SE COR OF SE1/4 OF NE1/4, RU FT, SW 1325.09 FT, S 395.66 FT, TO POB.

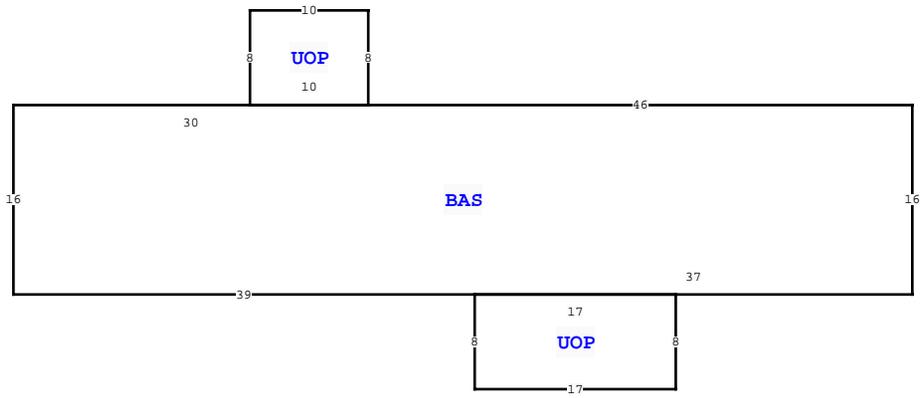
SHERMAN BRUCE A/SHERMAN NILADRI 3811 NW 177TH AVE GAINESVILLE, FL 32609

2026

26-7S-16-04324-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		1	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	26716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
UOP	80	25	
UOP	136	25	
TOTALS	1,432		1,270 77,715

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2024	Heated Area: 1216		HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,715
TOTAL MARKET OB/XF VALUE			45,800
TOTAL LAND VALUE - MARKET			108,270
TOTAL MARKET VALUE			231,785
SOH/AGL Deduction			0
ASSESSED VALUE			231,785
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			231,785
TOTAL JUST VALUE			231,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044126	Electrical Servic	0	04/07/2022
18878	M H	125	10/24/2001
16162	M H	125	10/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/2004	8/10/2023	QC	U	I	11	100
GRANTOR: SHERMAN BRUCE A						
GRANTEE: SHERMAN BRUCE A						
1027/0147	10/04/2004	WD	Q	V	01	100
GRANTOR: LORRAINE & BRUCE SHER						
GRANTEE: BRUCE A SHERMAN						

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	0296	SHED METAL	0	0	20	24	400.00	UT	5.00	5.00	100	2003	2003	3	100	2,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
8	0296	SHED METAL	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	

TOTAL OB/XF														45,800			
304 SW RUM ISLAND TER, FORT WHITE																	
BLD DATE		LGL DATE		05/07/2026		MLU											
XF DATE		LAND DATE															
INC DATE		AG DATE															

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W46 UOP= N8 W10 S8 E10\$ W30 S16 E39 UOP= S8 E17 N8 W17\$ E37 N16\$.																	

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	6.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,180							
2	0000	C	VAC RES	0			0.00	0.00	6.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,090							