LOT 23 FOXWOOD S/D PHASE 2.

WD 1348-2277,

SANCHEZ ARIEL D/OROBIO PAMELA X
561 SW VIXEN WAY
FORT WHITE, FL 32038

2027

27-6S-16-03951-123

BUILDING CHARACTERISTICS

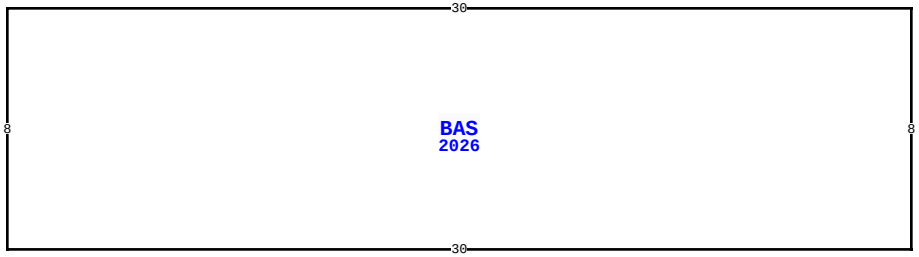
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Exterior Wall	00	N/A 0
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2026	240	11,935
TOTALS	240			240	11,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	240	84.0000	67.20	16,128	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2026 Heated Area: 240 HX Base Yr 2026



561 SW VIXEN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0040	BARN,POLE	0	100	40	60	2,400.00	UT	7.00	7.00	100	2021	2020		100	16,800	
2	9945	Well/Sept	0	100	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		11,935
TOTAL MARKET OB/XF VALUE		23,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		100,735
SOH/AGL Deduction		0
ASSESSED VALUE		100,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,324
TOTAL JUST VALUE		100,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40839	TR/TRAILER	0	10/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/2277	11/08/2017	WD	Q	V	01	50,000

GRANTOR: NORTH FLORIDA TIMBERL

GRANTEE: ARIEL D SANCHEZ & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,9] E30 S8 W30 N8 $

.

LAND DESCRIPTION

TOTAL OB/XF 23,800

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	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/09/2026 BY JB Total Acres: 5.10 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS