LOT 23 FOXWOOD S/D PHASE 2.

WD 1348-2277,

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

2026

27-6S-16-03951-123

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

561 SW VIXEN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,800
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	78,800
SOH/AGL Deduction	0
ASSESSED VALUE	78,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,800
TOTAL JUST VALUE	78,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,800

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

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	0	40	60	2,400.00	UT	7.00	7.00	100	2021	2020		100	16,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0000	C	VAC RES	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/22/2020 BY JB Total Acres: 5.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/23/2026 BY SYS