W1/2 OF SE1/4 OF NW1/4. ALSO BEG OF NW1/4, RUN W 638.75, N 830.12 FT, S 830.12 FT TO POB.

SANDERS DAVID M/CAROL SANDERS
459 SW PICKFORD CT
FORT WHITE, FL 32038

2027

27-7S-16-04338-002

BUILDING CHARACTERISTICS

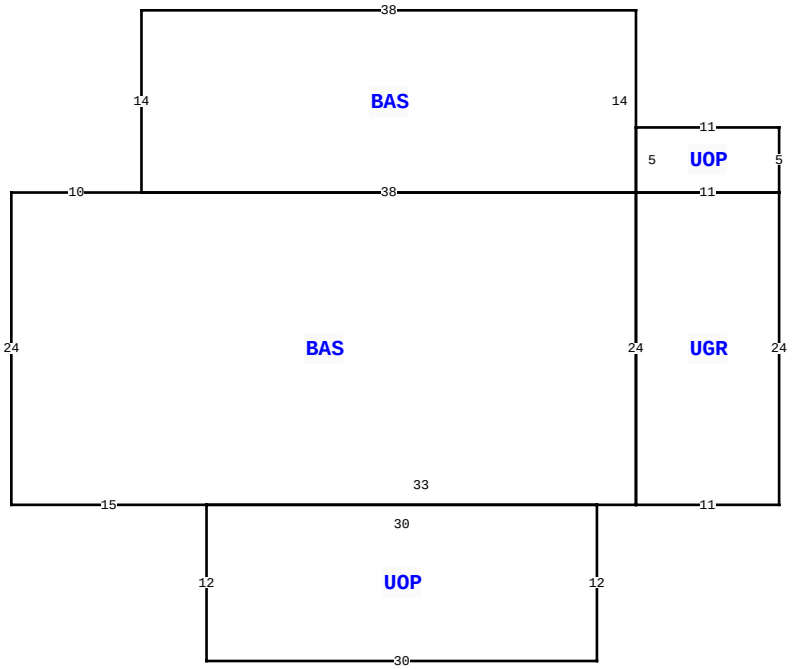
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	14,798
BAS	1,152	100		1,152	32,044
UGR	264	45		119	3,310
UOP	55	25		14	390
UOP	360	25		90	2,504
TOTALS	2,363			1,907	53,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,907	115.9000	69.54	132,613	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1684 HX Base Yr



459 SW PICKFORD CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0031	BARN,MT AE	0	100	0	0	2,852.00	UT	7.50	7.50	75	2017	2017	3	75	16,043	
5	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		53,045
TOTAL MARKET OB/XF VALUE		24,843
TOTAL LAND VALUE - MARKET		193,020
TOTAL MARKET VALUE		92,616
SOH/AGL Deduction		36,111
ASSESSED VALUE		56,505
TOTAL EXEMPTION VALUE	HX HB	31,505
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		270,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,908

XFOB:2:1: CHICKEN HOUSES

BLDG:1:1: CONCORD MH

XFOB:1:1: CONCORD MH

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36377	PUMP/UTPOL	50	02/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/2239	1/20/1995	WD	Q	I		70,000
GRANTOR: MYRTLE ROWELL						
GRANTEE: DAVID M & CAROL M S						
0495/0284	8/01/1982	AG	Q	I		58,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S24 E15 UOP= S12 E30 N12 W30$ E33 UGR= E11 N24W11 S24$ N24 UOP= E11 N5 W11 S5$ BAS= N14 W38 S14 E38$ W38$.

LAND DESCRIPTION

TOTAL OB/XF 24,843

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.17	AC		1.00	1.00	1.00	280.00	280.00	8,728							
2	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.17	AC		1.00	1.00	1.00	6,000.00	6,000.00	187,020							

REVIEW DATE 10/16/2017 BY DF Total Acres: 32.17 Total Land Value: 14,728 Market: 187,020 Agricultural: 8,728 Common: 6,000 PRINTED 11/17/2026 BY SYS