BEG NW COR OF SW1/4 OF NW1/4, RU
S 500 FT, W 638.75 FT, S 830.12
N 1330.20 FT TO POB.

SANDERS MARK C & TINA L REVOCABLE TRUST AGREEMENT
418 SW PICKFORD CT
FORT WHITE, FL 32038

2027

27-7S-16-04338-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

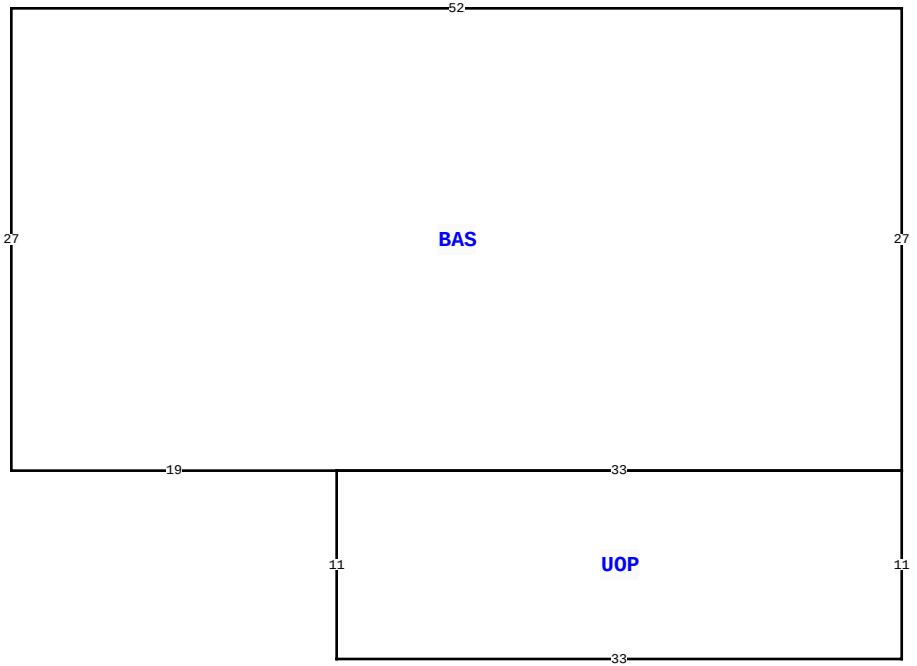
NEIGHBORHOOD/LOC 27716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	36,695
UOP	363	25		91	2,378
TOTALS	1,767			1,495	39,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,495	108.9000	65.34	97,683	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1404 HX Base Yr 2018



418 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	0081	DECKING WI	0	100	28	12	336.00	UT	6.00	6.00	45	1993	1993	3	45	907	
2	0040	BARN,POLE	0	100	36	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,080	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,073
TOTAL MARKET OB/XF VALUE		9,187
TOTAL LAND VALUE - MARKET		197,610
TOTAL MARKET VALUE		62,900
SOH/AGL Deduction		28,115
ASSESSED VALUE		34,785
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,785
TOTAL JUST VALUE		245,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,870

SALE:2:1: $.60 STAMPS

XFOB:1:1: FOREST MANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049818	Electrical Servic	0	07/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1356	4/16/2025	WD	U	I	11	100
GRANTOR: SANDERS MARK C						
GRANTEE: SANDERS MARK C & TI						
0837/0917	3/21/1997	WD	Q	I		88,700
GRANTOR: SUSAN ROOKS NEWBERN						
GRANTEE: MARK & TINA SANDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E19 UOP= S11 E33 N11 W33$ E33 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,187

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	16.00	AC		1.00	1.00	1.00	281.00	281.00	4,496							
3	6200	A	PASTURE 3	0		00	0.00	0.00	11.23	AC		1.00	1.00	1.00	280.00	280.00	3,144							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	27.23	AC		1.00	1.00	1.00	7,000.00	7,000.00	190,610							

REVIEW DATE 07/25/2024 BY tommy Total Acres: 28.23 Total Land Value: 14,640 Market: 190,610 Agricultural: 7,640 Common: 7,000 PRINTED 11/17/2026 BY SYS