

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.

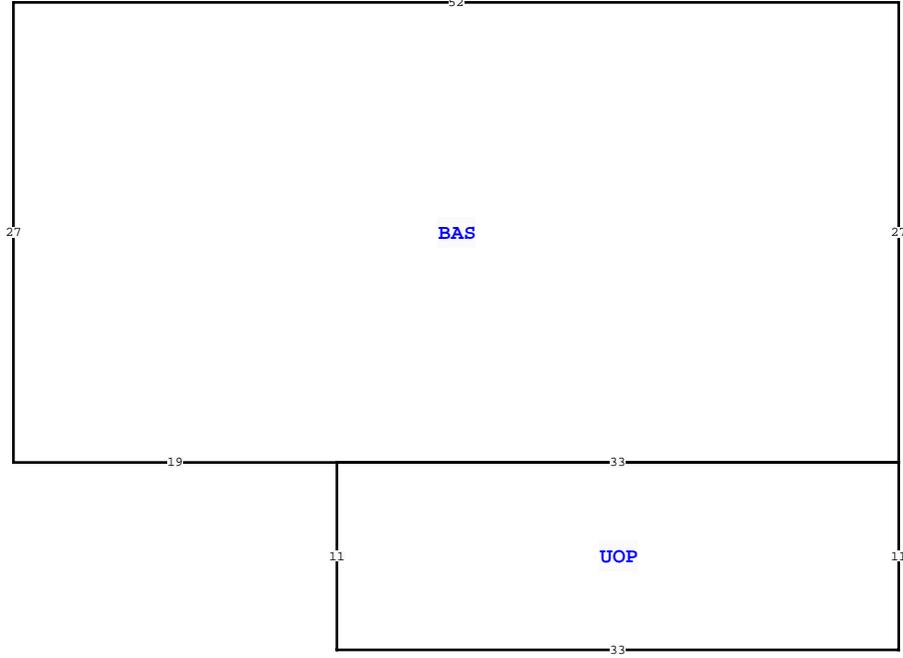
SANDERS MARK C & TINA L REVOCABLE TRUST AGREEMENT
418 SW PICKFORD CT
FORT WHITE, FL 32038

2026

27-7S-16-04338-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 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		2 100	
Stories	1.	1. 100	
Architectural	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
BAS	1,404	100	
UOP	363	25	
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
1	MOBILE HME	100%	- 2018								
				Heated Area: 1404			HX Base Yr 2018				



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				28,906		
ASSESSED VALUE				33,994		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				8,994		
TOTAL JUST VALUE				245,870		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				147,065		
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\$.						

EXTRA FEATURES															418 SW PICKFORD CT, FORT WHITE	
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	0081	DECKING WI	0	100	28	12	336.00	UT	6.00	45	1993	1993	3	45	907	
2	0040	BARN, POLE	0	100	36	24	1.00	UT	0.00	100	1993	1993	3	100	1,080	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTAL OB/XF															9,187	

LAND DESCRIPTION																	TOTAL OB/XF							
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	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							