

COMM NW COR OF SW1/4 OF SW1/4, R  
TO NE R/W SR-20, SE ALONG R/W 45  
CONT SE ALONG R/W 150 FT, NE 291

SWEET RITA LLC  
PO BOX 2  
FORT WHITE, FL 32038

2026

28-6S-16-03964-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	80
Exterior Wall	08	WD OR PLY	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	440	100	
BAS	1,000	100	
FOP	240	30	
TOTALS	1,680		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2026									Heated Area: 1440 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		154,587	
TOTAL MARKET OB/XF VALUE		9,856	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		191,443	
SOH/AGL Deduction		0	
ASSESSED VALUE		191,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		191,443	
TOTAL JUST VALUE		191,443	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		70,603	
BLDG:2:1: FLEETWOOD MH			
SALE:2:1: 1 AC VACANT LAND			
LAND:1:1: FRONTS U.S.27 CLOSE PROXIMITY TO FT. WHI			
PRMT:1:1: 26X56			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043525	Electrical Servic	0	01/13/2022
38299	RECONNECT	0	07/01/2019
38299	RECONNECT	75	07/01/2019
6605	M H	60	11/24/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/2794	3/03/2025	WD	Q	I	01	270,000
GRANTOR: FLANDERS TIMOTHY						
GRANTEE: SWEET RITA LLC						
1386/0805	6/05/2019	WD	Q	I	01	65,000
GRANTOR: CARL F & DOROTHY L HO						
GRANTEE: TIMOTHY & MARIA I F						

EXTRA FEATURES																
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	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	16	50	1.00	UT	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	0	0	0	552.00	UT	3.00	100	2026	2025		100	1,656	
														TOTAL OB/XF		9,856

BUILDING NOTES			
BLD DATE			
XF DATE		LGL DATE	
INC DATE		LAND DATE	
		AG DATE	
		05/08/2026 MLU	

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W40 S22 E20 S6 E20 N28 \$			
BAS=[ORIG=-40,0] W20 S22 E20 N22 \$			
FOP=[ORIG=-40,22] W20 S6 E26 E14 N6 W20 \$			

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	1100	C	STORE 1FLR	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							
2	1100	C	STORE 1FLR	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							