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

2027

28-6S-16-03964-004

BUILDING CHARACTERISTICS

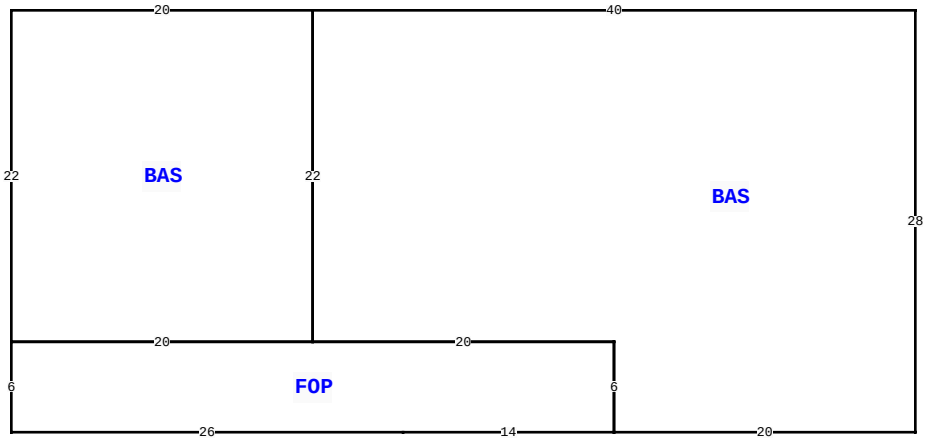
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	47,212
BAS	1,000	100		1,000	107,299
FOP	240	30		72	7,725
TOTALS	1,680			1,512	162,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,512	174.6360	111.77	168,996	1991	2020	0	0	0	4.00	96.00

1 STORE RETL 0% - 2026 Heated Area: 1440 HX Base Yr



8547 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0296	SHED METAL	0	0	16	50	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	0	0	0	552.00	UT	3.00	3.00	100	2026	2025		100	1,656	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	500	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	162,236
TOTAL MARKET OB/XF VALUE	14,156
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	203,392
SOH/AGL Deduction	0
ASSESSED VALUE	203,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,392
TOTAL JUST VALUE	203,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,392

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						

BUILDING NOTES

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 14,156

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	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							

REVIEW DATE 06/04/2026 BY AJ Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/17/2026 BY SYS