COMM NE COR OF NW1/4, RUN S
1574.19 FT FOR POB, CONT S
419.78 FT, W 1287.27 FT TO E

SANCHEZ SAVANNAH
PO BOX 840
FORT WHITE, FL 32038

2027

30-6S-16-03993-000

BUILDING CHARACTERISTICS

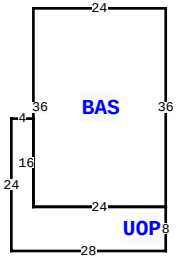
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

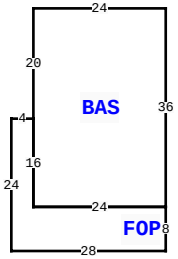
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	53,212
BAS	864	100		864	53,212
FOP	288	30		86	5,297
UOP	288	20		58	3,572
TOTALS	2,304			1,872	115,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	86.1360	94.75	177,372	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1728 HX Base Yr





837 SW ROBERTS AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,292
TOTAL MARKET OB/XF VALUE	11,110
TOTAL LAND VALUE - MARKET	74,520
TOTAL MARKET VALUE	200,922
SOH/AGL Deduction	7,378
ASSESSED VALUE	193,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,544
TOTAL JUST VALUE	200,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,015

SALE:2:1: ALREADY IN NAME

SALE:1:1: 6.20 AC WITH IMPROVEMENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38592	MAINT/ALTR	75	09/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1009	8/06/2019	WD	U	I	12	71,000
GRANTOR: FIRST NATIONAL MORTGA						
GRANTEE: SAVANNAH SANCHEZ						
1384/1203	5/13/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST NATIONAL MORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S20 FOP= W4 S24 E28 N8 W24 N16$ S16 E24 N36$ PTR= N30 UOP= N8 BAS= N36 W24 S36 E24$ W24 N16 W4 S24 E28$ S30$.

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	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
2	0296	SHED METAL	0	0	14	30	420.00	UT	7.50	7.50	100	2008	2008	3	100	3,150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,110

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	0100	C	SFR	0		A-1	0.00	0.00	6.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	74,520							

REVIEW DATE 05/20/2026 BY JB Total Acres: 6.21 Total Land Value: 74,520 Market: 0 Agricultural: 0 Common: 74,520 PRINTED 11/17/2026 BY SYS