

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

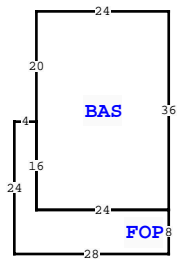
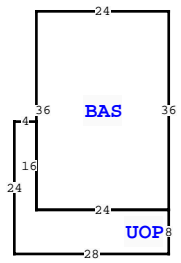
SANCHEZ SAVANNAH
PO BOX 840
FORT WHITE, FL 32038

2026

30-6S-16-03993-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural Units	05	CONV 100	
Condition Adj	01	0 100	
Kitchen Adjus	01	0 100	
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
BAS	864	100	
BAS	864	100	
FOP	288	30	
UOP	288	20	
TOTALS	2,304		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0			180,592	1991	1991	0	0	35.00	65.00	Heated Area: 1728 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,385
TOTAL MARKET OB/XF VALUE			11,110
TOTAL LAND VALUE - MARKET			74,520
TOTAL MARKET VALUE			203,015
SOH/AGL Deduction			27,066
ASSESSED VALUE			175,949
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,949
TOTAL JUST VALUE			203,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,595

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

BUILDING NOTES						
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						

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

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	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							