LOT 20 SUNVIEW ESTATES S/D.

WD 1214-2746, WD 1467-2636,

HENDRIX RICKY LANE/HENDRIX RUTH ELLEN
3611 SADDLE BROOK LN
ST. AUGUSTINE, FL 32084

2027

32-5S-16-03745-220

BUILDING CHARACTERISTICS

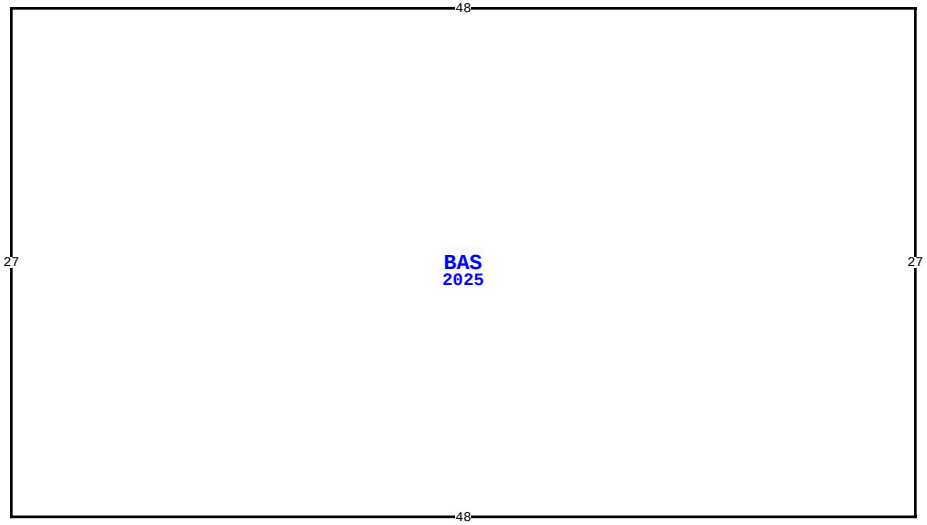
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2025	1,296	142,084
TOTALS	1,296			1,296	142,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,296	113.0000	111.87	144,984	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 0% - 2025 Heated Area: 1296 HX Base Yr



1399 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0030	BARN,MT	0	0	24	55	1,320.00	UT	18.00	18.00	100	2025	2024		100	23,760	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	700.00	700.00	100	2025	2024		100	700	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,084
TOTAL MARKET OB/XF VALUE	31,460
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	235,294
SOH/AGL Deduction	0
ASSESSED VALUE	235,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,294
TOTAL JUST VALUE	235,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049511	Mobile Home		03/27/2024
000048807	Storage Building	40,000	12/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2636	5/27/2022	WD	Q	V	01	65,000
GRANTOR: SOTO HUGO M						
GRANTEE: HENDRIX RICKY LANE						
1214/2746	5/18/2011	WD	Q	V	01	24,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: HUGO & FAIGA L SOTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,12] E48 S27 W48 N27 $

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LAND DESCRIPTION

TOTAL OB/XF 31,460

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	65,000.00	61,750.00	61,750							

REVIEW DATE 04/16/2026 BY JB Total Acres: 5.00 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS