BEG NE COR OF NW1/4 OF SW1/4, W OF SW JORDAN ST 1320.79 FT, S 53 1320.79 FT, N 536.92 FT TO POB.

SENDOYA NICOLE GRACE/SENDOYA ERNEST JOSEPH
1490 SW JORDAN ST
FORT WHITE, FL 32038

**2027**

**32-6S-16-04015-001**

## BUILDING CHARACTERISTICS

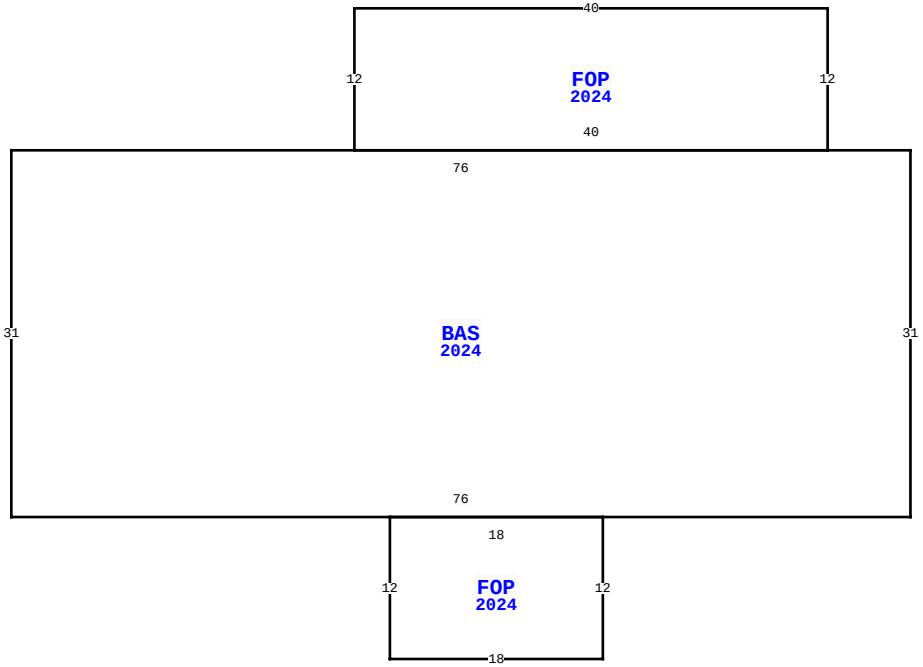
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | 32616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2024 | 2,356 | 212,628 |
| FOP | 216 | 35 | 2024 | 76 | 6,859 |
| FOP | 480 | 35 | 2024 | 168 | 15,162 |
| TOTALS | 3,052 | | | 2,600 | 234,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 2,600 | 119.0000 | 114.24 | 297,024 | 2002 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 2 100% - 2026 Heated Area: 2356 HX Base Yr 2026




1490 SW JORDAN 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2024 | 2023 | | 100 | 7,000 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2024 | 2023 | | 100 | 1,200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2024 | 2023 | | 100 | 2,500 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 2,240.00 | UT | 15.00 | 15.00 | 100 | 2026 | 2025 | | 100 | 33,600 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 240.00 | UT | 15.00 | 15.00 | 100 | 2026 | 2025 | | 100 | 3,600 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,649 |
| TOTAL MARKET OB/XF VALUE | | 47,900 |
| TOTAL LAND VALUE - MARKET | | 130,240 |
| TOTAL MARKET VALUE | | 412,789 |
| SOH/AGL Deduction | | 20,103 |
| ASSESSED VALUE | | 392,686 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 341,275 |
| TOTAL JUST VALUE | | 412,789 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 415,233 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050840 | Electrical Servic | 0 | 09/17/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1514/2286 | 5/07/2024 | WD | Q | I | 01 | 420,000 |
| GRANTOR: CLERMONT SYDNEY MADIS | | | | | | |
| GRANTEE: SENDOYA NICOLE GRAC | | | | | | |
| 1496/2080 | 7/20/2023 | WD | Q | I | 01 | 400,000 |
| GRANTOR: LEIVA TANIA | | | | | | |
| GRANTEE: CLERMONT SYDNEY MAD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=9,14] S31 E76 N31 W76 $
FOP=[YR=2024;ORIG=78,2] W40 S12 E40 N12 $
FOP=[YR=2024;ORIG=41,45] S12 E18 N12 W18 $
.

## LAND DESCRIPTION

TOTAL OB/XF 47,900

| 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 | 100 | | | | | 16.28 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 130,240 | | | | | | | |

REVIEW DATE 04/15/2026 BY robin Total Acres: 16.28 Total Land Value: 130,240 Market: 0 Agricultural: 0 Common: 130,240 PRINTED 11/17/2026 BY SYS