

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.

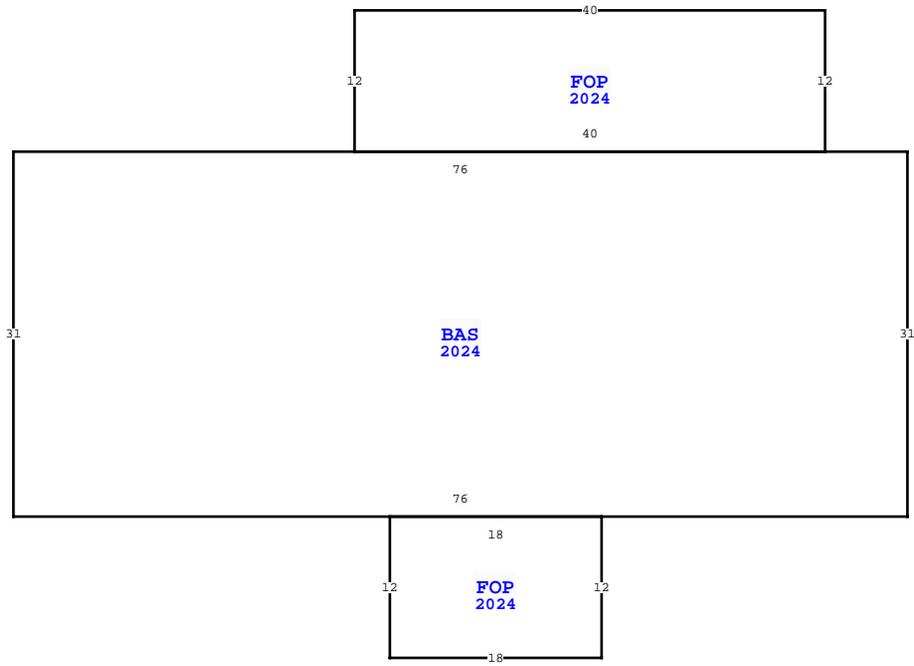
SENDOYA NICOLE GRACE/SENDOYA ERNEST JOSEPH
1490 SW JORDAN ST
FORT WHITE, FL 32038

2026

32-6S-16-04015-001
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	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
BAS	2,356	100	2024
FOP	216	35	2024
FOP	480	35	2024
TOTALS	3,052		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	-	2026							Heated Area: 2356	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			246,870
TOTAL MARKET OB/XF VALUE			47,900
TOTAL LAND VALUE - MARKET			130,240
TOTAL MARKET VALUE			425,010
SOH/AGL Deduction			33,984
ASSESSED VALUE			391,026
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			339,615
TOTAL JUST VALUE			425,010
NCON VALUE			37,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,551

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						

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

TOTAL OB/XF														47,900										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							