

LOT 17 FERNWOOD ESTATES S/D.
522-375, 644-577, 844-442, 849
-1895, WD 1039-1524, DC 1358-

HAGENKOTTER KIRK ESTATE
2106 SW SPRUCE RD
FORT WHITE, FL 32038

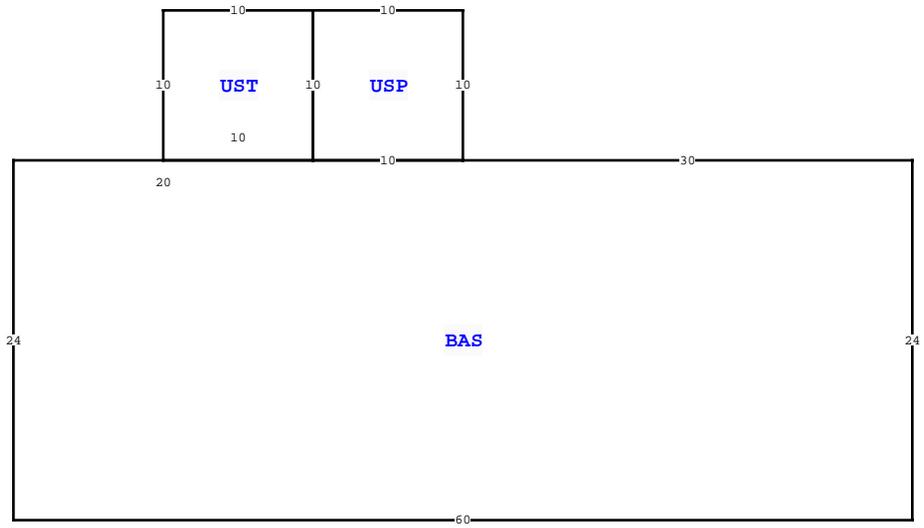
2026

36-5S-15-00485-077



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 04 | PLYWOOD | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 01 | CONV | 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 | 36515.010 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,440 | 100 | |
| USP | 100 | 35 | |
| UST | 100 | 45 | |
| TOTALS | 1,640 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | MOBILE HME | 0% | 0 | | 96,626 | 1985 | 1985 | 0 | 0 | 60.00 | 40.00 | Heated Area: 1440 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | |
|-----------------------------------|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 38,650 |
| TOTAL MARKET OB/XF VALUE | | | 11,450 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 115,100 |
| SOH/AGL Deduction | | | 26,136 |
| ASSESSED VALUE | | | 88,964 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 88,964 |
| TOTAL JUST VALUE | | | 115,100 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 103,258 |
| SALE:4:1: ASSUMING GAINNEY DEED | | | |
| SALE:2:1: FORECLOSURE? | | | |
| SALE:1:1: LOT 17 FERNWOOD ESTATES | | | |
| XFOB:1:1: FLEET M H | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1039/1524 | 2/28/2005 | WD Q | Q | I | 06 | 17,000 |
| GRANTOR: CARL H & BONNIE HAGEN | | | | | | |
| GRANTEE: KIRK HAGENKOTTER | | | | | | |
| 0849/1895 | 12/01/1997 | WD Q | Q | I | | 35,000 |
| GRANTOR: SACCOMANO | | | | | | |
| GRANTEE: HAGENKOTTER | | | | | | |

| 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 50 | 1993 | 1993 | 3 | 50 | 150 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 400 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 6 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,500 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 11,450 | | | |
|-------------|---------|----------|----------|-----------|---------|------------|-----|--|--|--|--|--|--|--------|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | |
| | | | | | | 05/07/2026 | MLU | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W30 USP= N10 W10 S10 E10\$ W10 UST= N10 W10 S10 E10\$ W20 S24 E60 N24\$. | | | | | | | | | | | | | |

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |