LOT 20 BLOCK A SPRING HILLS S/D.
537-516, 672-372, 825-292, 825-1

ROMERO RAUDEL SANCHEZ
257 SW FUTCH PL
FORT WHITE, FL 32038

2026

36-5S-15-00488-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

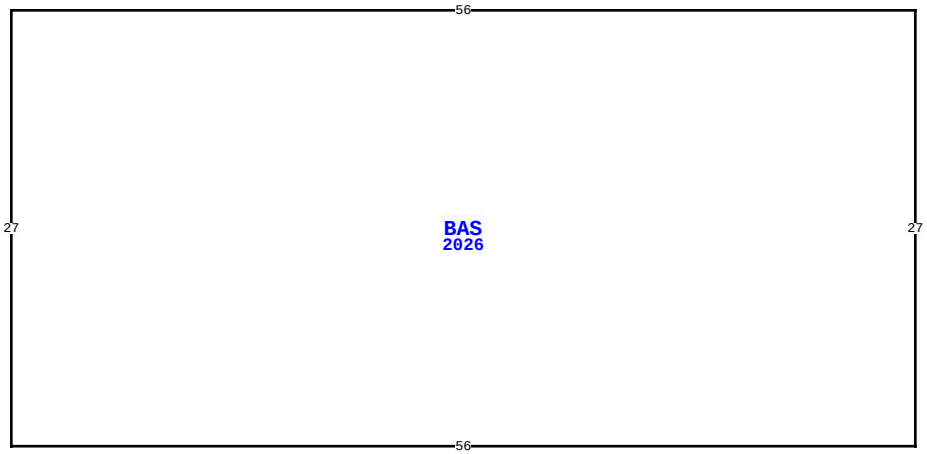
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	165,764
TOTALS	1,512			1,512	165,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	111.87	169,147	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1512 HX Base Yr



257 SW FUTCH PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,764
TOTAL MARKET OB/XF VALUE	17,000
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	195,764
SOH/AGL Deduction	0
ASSESSED VALUE	195,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,764
TOTAL JUST VALUE	195,764
NCON VALUE	165,764
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053898	Mobile Home		08/22/2025
000053354	Right-of-Way Acce		06/11/2025
36443	M H	250	03/15/2018
35175	M H	375	04/12/2017
35176	M H	375	04/12/2017
18767	M H	125	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/338	2/27/2026	WD	Q	I	01	230,000
GRANTOR: HOMETOWN INVESTORS, L						
GRANTEE: ROMERO RAUDEL SANCH						
1506/1622	1/19/2024	QC	U	I	11	100
GRANTOR: CINERA GROUP LLC						
GRANTEE: HOMETOWN INVESTORS,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,18] E56 S27 W56 N27 $
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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	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	154.00	272.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 09/09/2025 BY randall Total Acres: 1.01 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 03/26/2026 BY SYS