

LOT 13 FORT WHITE PARK.
727-649, WD 1002-971, WD 1028-26

RULAPAUGH KEVIN D/RULAPAUGH DIONNE GALE VARNER
196 SW BLUE JAY CT
FORT WHITE, FL 32038

2026

03-7S-16-04060-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	255	100		255	30,994
BAS	1,469	100		1,469	178,549
FGR	506	55		278	33,790
FOP	90	30		27	3,281
PTO	104	5		5	608
TOTALS	2,424			2,034	247,223

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,670.00	UT	2.00	2.00
2	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,034	120.5820	135.05	274,692	2004	2015	0	0	0 10.00	90.00

1 SINGLE FAM 100% - 2018

Heated Area: 1724

HX Base Yr 2018

The diagram shows a property layout with four labeled areas: BAS (Basement), PTO (Patio/Terrace), FOP (Front Porch), and FGR (Front Yard/Garden). Dimensions are provided for each area and the overall property boundaries. The total heated area is 1724.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF									
5,440									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,223	
TOTAL MARKET OB/XF VALUE		5,440	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		267,663	
SOH/AGL Deduction		97,559	
ASSESSED VALUE		170,104	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		119,382	
TOTAL JUST VALUE		267,663	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,410	

SALE:1:1: LOT 13 FORT WHITE PARK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25588	ADDN SFR	68	03/02/2007
21866	SFR	452	05/13/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1345/0869	9/29/2017	WD Q	I		01
GRANTOR: KENNETH O & LINDA L G					
GRANTEE: KEVIN D & DIONNE GA					
1028/2611	10/19/2004	WD Q	I		
GRANTOR: HUGO ESCALANTE					
GRANTEE: KENNETH O & LINDA L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W19 PTO= N9 W14 D3 R3 S6 E11\$ W11 N6 L3 U3 W7 D3 L3 W15 S14 W3 S7 E3 S5 FGR= S23 E22 N23 W22\$ E22 S4 E12 FOP= S4 E9 N10 W9 S6 \$ N6 E9 S6 E15 N24\$ BAS= N17 W15 S17 E15\$.									