E 444.68 FT OF N1/2 OF N1/2
OF S1/2 OF NW1/4 OF NE1/4, EX
E 25 FT & E1/2 OF NE1/4 OF

ROANE JOHN R II
210 SW RIVER OAK CT
FORT WHITE, FL 32038

2025

05-7S-16-04137-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

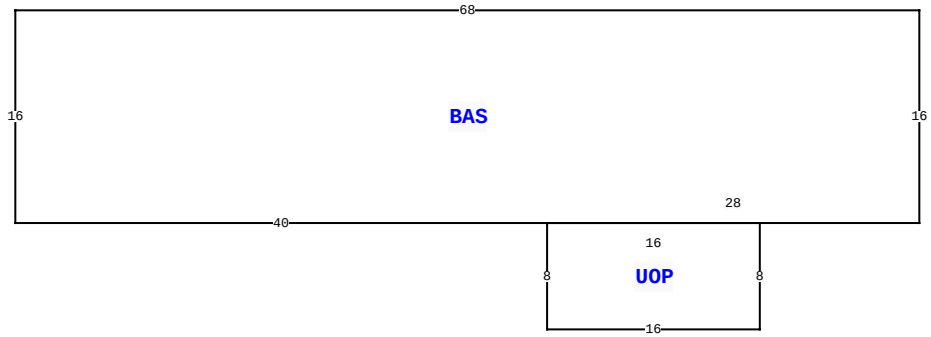
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5716.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	26,556
UOP	128	25		32	781
TOTALS	1,216			1,120	27,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	101.7000	61.02	68,342	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1998 Heated Area: 1088 HX Base Yr 1998



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

210 SW RIVER OAK CT, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,337
TOTAL MARKET OB/XF VALUE		11,542
TOTAL LAND VALUE - MARKET		40,100
TOTAL MARKET VALUE		78,979
SOH/AGL Deduction		28,930
ASSESSED VALUE		50,049
TOTAL EXEMPTION VALUE	HX HB	25,049
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		78,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,571

SALE:2:1: 4.01 ACRES

BLDG:1:1: FASH MH (RP'D-JOHN ROANE II)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25879	M H	275	06/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0823/0162	6/05/1996	WD	Q	I		30,000
GRANTOR: JOHN W HOLLAND JR						
GRANTEE: JOHN R ROANE II						
0731/0737	9/18/1990	WD	Q	V		8,500
GRANTOR: PAUL FOLTZ						
GRANTEE: JOHN HOLLAND						

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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1996	1996	3	100	600	
2	0255	MBL HOME S	0	100	12	64	768.00	UT	1.00	1.00	100	2008	2008	3	100	768	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	23	46	1,058.00	UT	3.00	3.00	100	2008	2008	3	100	3,174	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E40 UOP= S8 E16 N8 W16$ E28 N16$.

LAND DESCRIPTION

TOTAL OB/XF 11,542

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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 06/22/2015 BY TW Total Acres: 4.01 Total Land Value: 40,100 Market: 0 Agricultural: 0 Common: 40,100 PRINTED 08/14/2025 BY SYS