

S1/2 OF N1/2 OF SW1/4 OF NE1/4 E
FOR RD R/W & N1/2 OF S1/2 OF SW1
THE E 25 FT FOR RD R/W. (AKA LOT

DRACE ANN C
PO BOX 9
FORT WHITE, FL 32038

2026

05-7S-16-04137-005



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	14	PREFIN MT 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	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	5000IMPROVED AG	
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	2,280	100		2,280	238,184
TOTALS	2,280			2,280	238,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	10	18	180.00	UT	1.40	1.40	
2	0200	GARAGE F	0	100	14	22	308.00	UT	3.52	3.52	
3	0031	BARN, MT AE	0	100	30	60	1,800.00	UT	12.00	12.00	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
5	0060	CARPORT F	0	100	18	24	432.00	UT	5.00	5.00	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0					49.00	AC	
3	9910	M	MKT. VAL. AG	0					49.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,280	119.5000	112.33	256,112	2021	2021	0	0	7.00	93.00
3 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022											
30 76 30 76 BAS											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU
534 SW RIVER OAK CT, FORT WHITE			

TOTAL OB/XF											
31,136											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		238,184	
TOTAL MARKET OB/XF VALUE		31,136	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		295,625	
SOH/AGL Deduction		37,612	
ASSESSED VALUE		258,013	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		207,291	
TOTAL JUST VALUE		494,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		499,442	

XFOB:5:1: FLEETWOOD/EAGLE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041555	Mobile Home		03/19/2021
15441	PUMP/UTPOL	30	04/28/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1327/250	11/01/2016	WD U	I	11		100	
GRANTOR: CARLSON WILLIAM E							
GRANTEE: DRACE ANN C							
1217/1503	7/06/2011	WD U	V	37		56,000	
GRANTOR: ROSE LEE WILLIAMS, IN							
GRANTEE: WILLIAM E CARLSON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=18,12] E76 S30 W76 N30 \$											