

DUBOSE WESLEY MERLE
4145 SW US HIGHWAY 27
FORT WHITE, FL 32038

12-7S-16-04186-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	03	BELOW AVG.	100	0800	02	784	90.5000	54.30	42,571	1994	1994	0	0	60.00	40.00	Tax Group: 3	Tax Dist:												
Roof Structure	03	GABLE/HIP	100	1 MOBILE HME 100% - 1995										Heated Area: 784					HX Base Yr 1995										
Roof Cover	01	MINIMUM	100	14 56 56 14 BAS										BUILDING MARKET VALUE					17,028										
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE					9,925										
Interior Floor	08	SHT VINYL	50											TOTAL LAND VALUE - MARKET					450,990										
Interior Floor	14	CARPET	50											TOTAL MARKET VALUE					68,999										
Air Condition	03	CENTRAL	100											SOH/AGL Deduction					12,917										
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE					56,082										
Bedrooms		2	100											TOTAL EXEMPTION VALUE					HX HB 31,082										
Bathrooms		1	100											BASE TAXABLE VALUE					25,000										
Stories	1.	1.	100											TOTAL JUST VALUE					477,943										
Architectual Units	01	CONV	100											NCON VALUE					0										
Condition Adj	03	03	100	INCOME VALUE																									
Kitchen Adjus	01	01	100	PREVIOUS YEAR MKT VALUE					477,943																				
Quality		05	05																										
DOR CODE		5000	IMPROVED AG																										
MAP NUM			MKT AREA														02												
NEIGHBORHOOD/LOC		12716.00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	784	100		784	17,028																								
TOTALS		784		784	17,028																								
EXTRA FEATURES					4145 SW US HIGHWAY 27 , FORT WHITE										BLD DATE				LGL DATE		04/10/2025		MLU						
											XF DATE				LAND DATE														
											INC DATE				AG DATE														
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	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500														
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225														
3	0294	SHED WOOD/	0 100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600														
4	0040	BARN, POLE	0 100	12	20	240.00	UT	2.50	2.50	100	1993	1993	3	100	600														
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
LAND DESCRIPTION										TOTAL OB/XF										9,925									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500												
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	52.69	AC		1.00	1.00	1.00	370.00	370.00	19,495												
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	30.44	AC		1.00	1.00	1.00	445.00	445.00	13,546												
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.09	AC		1.00	1.00	1.00	280.00	280.00	4,505												
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	99.22	AC		1.00	1.00	1.00	4,500.00	4,500.00	446,490												
REVIEW DATE		12/23/2015	BY	DF	Total Acres: 100.22		Total Land Value: 42,046		Market: 446,490		Agricultural: 37,546		Common: 4,500		PRINTED 10/03/2025 BY SYS														