LOT 3 BLK D OLD WIRE FARMS.
ORB 804-1435 & ORB 1000-1138
QCD 1003-2295, WD 1012-2812,

DOZIER DAVID/DOZIER JACQUELINE
298 SW PIONEER WAY
FT WHITE, FL 32038

2026

14-6S-16-03818-183

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

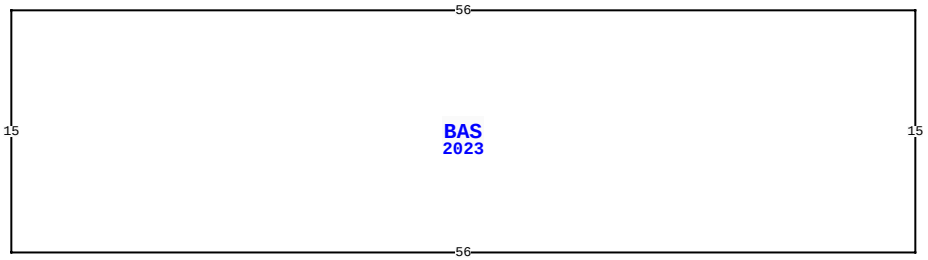
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	14616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2023	840	88,881
TOTALS	840			840	88,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	112.5000	111.38	93,559	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 100% - 2023 Heated Area: 840 HX Base Yr 2010



298 SW PIONEER WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,881
TOTAL MARKET OB/XF VALUE		8,050
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		136,931
SOH/AGL Deduction		22,326
ASSESSED VALUE		114,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,883
TOTAL JUST VALUE		136,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042832	Mobile Home		09/24/2021
10315	M H	125	10/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/2387	7/10/2009	WD	Q	I	01	60,000
GRANTOR: LAKE CITY PROPERTIES						
GRANTEE: DAVID & JACQUELINE						
1012/2812	4/09/2004	WD	Q	V		21,000
GRANTOR: IGDALIAS RIVERA						
GRANTEE: LAKE CITY PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,8] E56 S15 W56 N15 $
.

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	10	12	120.00	UT	7.50	7.50	50	2003	2003	3	50	450	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	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 8,050

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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/30/2021 BY JB Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS