COMM SE COR OF SEC 15, W
1325.53 TO SE COR OF SW1/4 OF
SE1/4 FOR POB, CONT W 1155.34

ALLEN LARRY E
380 SW ROCILLE GLN
FORT WHITE, FL 32038

2026

15-7S-16-04227-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

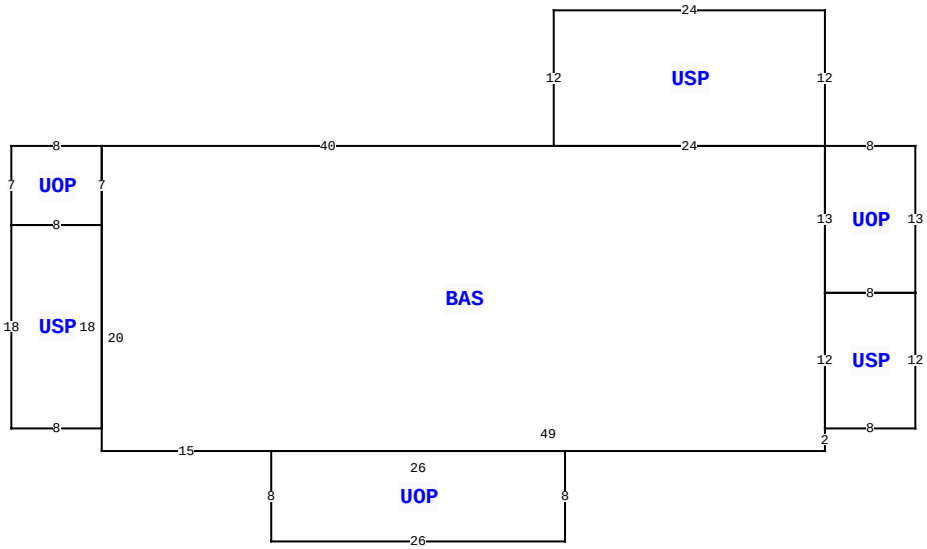
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	44,748
UOP	56	25		14	362
UOP	104	25		26	673
UOP	208	25		52	1,346
USP	96	35		34	880
USP	144	35		50	1,295
USP	288	35		101	2,616
TOTALS	2,624			2,005	51,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,005	107.9000	64.74	129,804	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1728 HX Base Yr 2009



380 SW ROCILLE GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,922
TOTAL MARKET OB/XF VALUE		18,901
TOTAL LAND VALUE - MARKET		135,590
TOTAL MARKET VALUE		84,890
SOH/AGL Deduction		39,006
ASSESSED VALUE		45,884
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,884
TOTAL JUST VALUE		206,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,413

LAND:2:1: OWNS 4284-000 TOTAL 160AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049238	Electrical Servic	0	02/19/2024
40516	ELECTRICAL	0	09/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1164/1575	12/24/2008	TR	Q	V	01	100

GRANTOR: LARRY E ALLEN TRUSTEE
GRANTEE: LARRY E ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= W8 S7 E8 N7$ S7 USP= W8 S18 E8 N18$ S20 E15 UOP= S8 E26 N8 W26$ E49 N2 USP= E8 N12 W8 S12$ N12 UOP= E8 N13 W8 S13$ N13 USP= N12 W24 S12 E24$ W24$.

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	0281	POOL R/FIB	0	100	10	35	350.00	UT	65.00	65.00	100	1993	1993	3	40	9,100	
2	0120	CLFENCE 4	0	100	0	0	104.00	UT	4.50	4.50	75	1993	1993	3	75	351	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 18,901

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	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	37.74	AC		1.00	1.00	1.00	280.00	280.00	10,567							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.74	AC		1.00	1.00	1.00	3,500.00	3,500.00	132,090							

REVIEW DATE 02/11/2025 BY TW Total Acres: 38.74 Total Land Value: 14,067 Market: 132,090 Agricultural: 10,567 Common: 3,500 PRINTED 11/19/2025 BY SYS