SW1/4 OF SW1/4 EX THE S 210 FT O
ORB 414-482.

ALLEN LOEL B/ALLEN RENEE S
584 SW ROCILLE GLN
FORT WHITE, FL 32038

2026

15-7S-16-04228-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

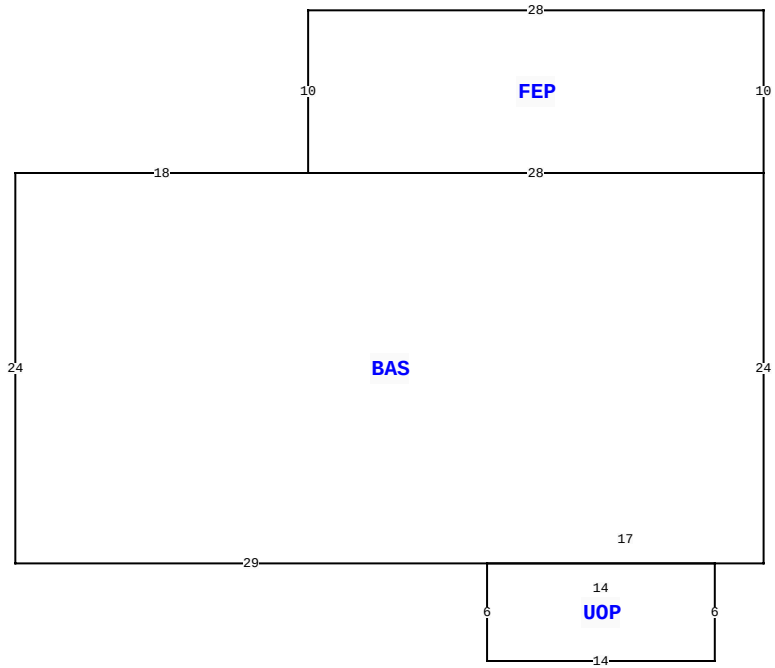
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,104	100		1,104	21,047
FEP	280	85		238	4,537
UOP	84	25		21	400
TOTALS	1,468			1,363	25,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,363	79.4295	47.66	64,961	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



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

732 SW ROCILLE GLN, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,984
TOTAL MARKET OB/XF VALUE	8,280
TOTAL LAND VALUE - MARKET	129,500
TOTAL MARKET VALUE	47,880
SOH/AGL Deduction	4,369
ASSESSED VALUE	43,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,511
TOTAL JUST VALUE	163,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,764

XFOB:5:1: GUERDON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/266	10/31/2025	WD	Q	I	01	70,000
GRANTOR: MACMANUS DAVID A						
GRANTEE: ALLEN LOEL B						
1170/2196	3/28/2009	WD	U	I	11	100
GRANTOR: DOROTHY A & DAVID A M						
GRANTEE: DOROTHY A & DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S24 E29 UOP= S6 E14N6 W14$ E17 N24 FEP= N10 W28 S10 E28$ W28$.

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	0	12	40	480.00	UT	7.50	7.50	30	1993	1993	3	30	1,080	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,280

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	281.00	281.00	10,116							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	126,000							

REVIEW DATE 07/08/2015 BY TW Total Acres: 37.00 Total Land Value: 13,616 Market: 126,000 Agricultural: 10,116 Common: 3,500 PRINTED 11/19/2025 BY SYS