

ROUSSEAU BESSIE WALLACE
2347 SW JUNCTION RD
FORT WHITE, FL 32038

19-6S-16-03869-108

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03VINYL SID 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Stories1.1.100

Architectual Units01CONV 100 0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC19616.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,4041001,40482,679

UOP20025502,945

TOTALS1,6041,45485,624

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% CONDTOT ADJUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10190FPLC PF00001.00UT1,200.001,200.001001998199831001,200

20040BARN,POLE00001.00UT0.000.001002008200831001,200

39945Well/Sept00001.00UT7,000.007,000.0010031007,000

40169FENCE/WOOD00001.00UT0.000.00100201520153100300

TOTAL OB/XF9,700

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTOT ADJUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM0A-10.000.005.12AC1.001.001.0010,000.0010,000.0051,200

REVIEW DATE06/02/2015BYDFTotal Acres: 5.12Total Land Value: 51,200Market: 0Agricultural: 0Common: 51,200PRINTED 10/03/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0201021,454113.9000107.07155,680199919980045.0055.00

1MANUF 10%- 2022Heated Area: 1404HX Base Yr

BAS

UOP

2347 SW JUNCTION RD, FORT WHITE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/13/2024MLU

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE85,624

TOTAL MARKET OB/XF VALUE9,700

TOTAL LAND VALUE - MARKET51,200

TOTAL MARKET VALUE146,524

SOH/AGL Deduction2,910

ASSESSED VALUE143,614

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE143,614

TOTAL JUST VALUE146,524

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE146,524

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U / I V I / RSNCDSALE PRICE

1443/7707/26/2021WDUUI11100

GRANTOR: BENNETT DEREK

GRANTEE: ROUSSEAU BESSIE WAL

1431/6752/25/2021PBUUI180

GRANTOR: CLERK OF COURT

GRANTEE: BENNETT WYATT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E24 UOP= S10 E20 N10 W20\$ E28 N27\$.