COMM SW COR OF SEC, RUN N 1321.8
ALONG S R/W LINE SW KENTUCKY ST
FOR POB, CONT E 295.16 FT, S 295

MCELHENNEY MELVIN L/MCELHENNEY TINA A
284 SW ROBERTS AVE
FORT WHITE, FL 32038

2026

19-6S-16-03875-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

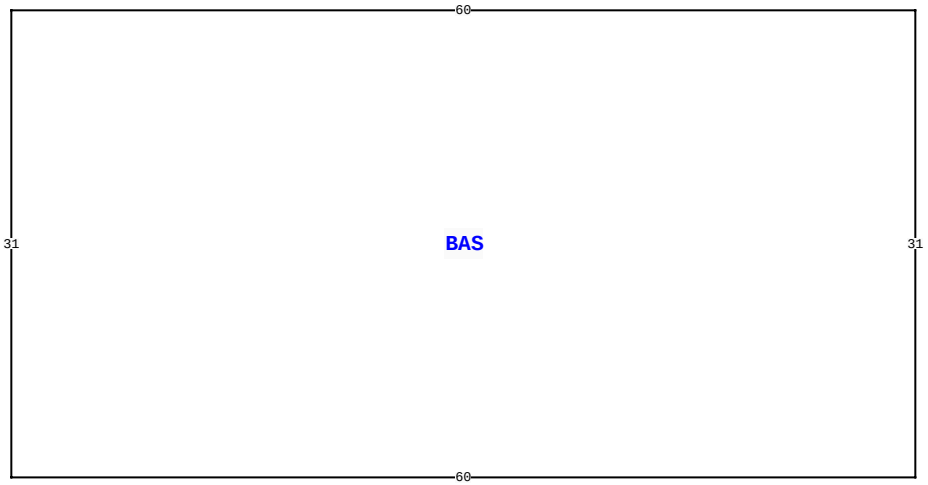
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	131,721
TOTALS	1,860			1,860	131,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	115.9000	108.95	202,647	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2011 Heated Area: 1860 HX Base Yr 2011



284 SW ROBERTS AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,721
TOTAL MARKET OB/XF VALUE		26,620
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		186,341
SOH/AGL Deduction		74,777
ASSESSED VALUE		111,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,842
TOTAL JUST VALUE		186,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046111	Roof Replacement	8,760	12/15/2022
000045853	Storage Building	12,630	11/04/2022
28289	M H	607	12/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0144	10/30/2009	WD	U	V	11	100
GRANTOR: BILLY P & JOYCE ANN S						
GRANTEE: MELVIN L & TINA A M						
0518/0325	8/01/1983	WD	Q	I	01	1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	0296	SHED METAL	0	100	12	16	192.00	UT	10.00	10.00	100	2010	2010	3	100	1,920	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	15,500.00	15,500.00	100	2023	2022		100	15,500	

LAND DESCRIPTION

TOTAL OB/XF 26,620

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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 02/02/2023 BY JS Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS