COMM SW COR, RUN N 1281.51 FT
TO S R/W CR-138, RUN E 315 FT
FOR POB, CONT E 220 FT, S 420

CARAWAN SANDRA K
4462 SW CTY RD 138
FORT WHITE, FL 32038

**2026**

**22-7S-16-04291-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

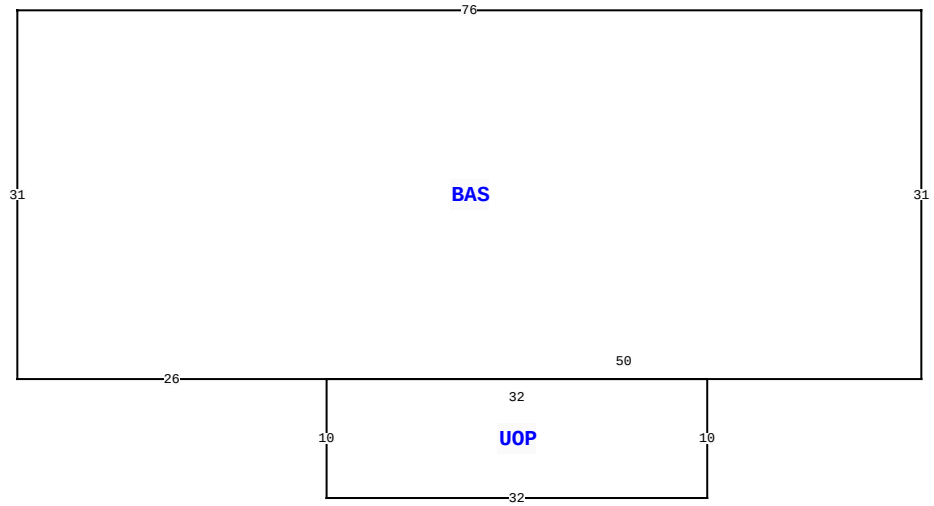
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 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 | 22716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | | 2,356 | 153,877 |
| UOP | 320 | 25 | | 80 | 5,225 |
| TOTALS | 2,676 | | | 2,436 | 159,102 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,436 | 113.9000 | 107.07 | 260,823 | 2009 | 2009 | 0 | 0 | 0 | 39.00 | 61.00 |

1 MANUF 1 100% - 1997 Heated Area: 2356 HX Base Yr 1997




4462 SW COUNTY ROAD 138 , 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 | | 159,102 |
| TOTAL MARKET OB/XF VALUE | | 12,700 |
| TOTAL LAND VALUE - MARKET | | 29,680 |
| TOTAL MARKET VALUE | | 201,482 |
| SOH/AGL Deduction | | 88,652 |
| ASSESSED VALUE | | 112,830 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 62,108 |
| TOTAL JUST VALUE | | 201,482 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,915 |

SALE:2:1: $.70 STAMPS

XFOB:1:1: PARK MH

SALE:1:1: SALE ALSO INCLUDES PARCEL # 4291-008

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34386 | M H | 438 | 08/26/2016 |
| 28463 | M H | 375 | 04/05/2010 |
| 12583 | M H | 125 | 05/29/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0808/0679 | 7/23/1995 | WD | U | V | 09 | 5,500 |

GRANTOR: HAROLD L DIXON

GRANTEE: SANDRA K CARAWAN

| | | | | | | |
|---|---|---|---|---|---|---|
| 0783/0766 | 12/07/1993 | WD | Q | I | 02 | 0 |

GRANTOR: VERNON DIXON

GRANTEE: HAROLD DIXON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S31 E26 UOP= S10 E32 N10 W32$ E50 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 | 16 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 800 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2010 | 2010 | 3 | 100 | 1,200 | |
| 5 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 8 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,700

| 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 | 100 | | A-1 | 0.00 | 0.00 | 2.12 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 29,680 | | | | | | | |

REVIEW DATE 07/07/2015 BY DF Total Acres: 2.12 Total Land Value: 29,680 Market: 0 Agricultural: 0 Common: 29,680 PRINTED 11/12/2025 BY SYS