COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT W 530.91 FT, N 662
FT, S 663.12 FT TO POB. & W1/2 O

RUPP BRADLEY/JOHNSON AMY
5438 ROLLINS AVE
JACKSONVILLE, FL 32207

2026

22-7S-16-04291-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

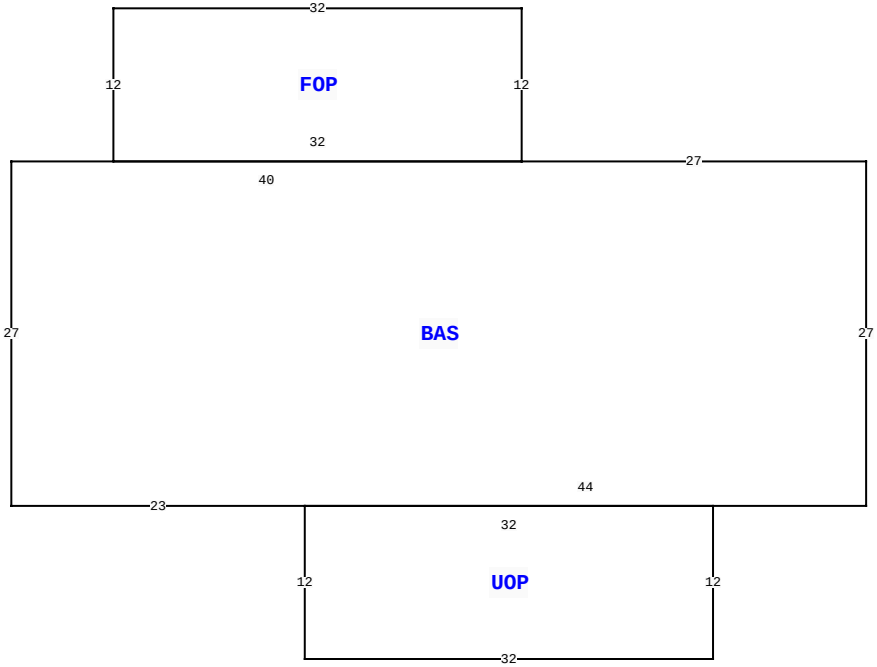
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,809	100		1,809	108,400
FOP	384	35		134	8,029
UOP	384	25		96	5,752
TOTALS	2,577			2,039	122,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,039	115.9000	108.95	222,149	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1809 HX Base Yr 2015



504 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	06/06/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,182
TOTAL MARKET OB/XF VALUE		31,032
TOTAL LAND VALUE - MARKET		100,900
TOTAL MARKET VALUE		165,759
SOH/AGL Deduction		75,148
ASSESSED VALUE		90,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,889
TOTAL JUST VALUE		254,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,114

SALE:2:1: $.70 STAMPS FATHER TO SON

SALE:1:1: SALE ALSO INCLUDES PARCEL # 04291-003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10812	M H	125	02/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2577	3/14/2025	WD	Q	I	01	433,000
GRANTOR: JONES CHAD ERIC						
GRANTEE: RUPP BRADLEY						
1467/156	5/05/2022	QC	U	I	11	100
GRANTOR: JONES CHAD E						
GRANTEE: JONES CHAD ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N12 W32 S12 E32$ W40 S27 E23 UOP= S12 E32 N12 W32$ E44 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,900	
3	0060	CARPORT F	0	100	0	0	2,552.00	UT	3.50	3.50	100	2010	2010	3	100	8,932	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
7	0296	SHED METAL	0	100	0	0	700.00	UT	10.00	10.00	100	2010	2010	3	100	7,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
9	0040	BARN,POLE	0	100	40	36	1,440.00	UT	2.50	2.50	100	2010	2010	3	100	3,600	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

TOTAL OB/XF 31,032

LAND DESCRIPTION

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	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0					9.09	AC		1.00	1.00	1.00	280.00	280.00	2,545							
3	9910	M	MKT.VAL.AG	0					9.09	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,900							

REVIEW DATE 06/06/2023 BY SPF Total Acres: 10.09 Total Land Value: 12,545 Market: 90,900 Agricultural: 2,545 Common: 10,000 PRINTED 11/12/2025 BY SYS