(AKA E1/2 LOT 4 DESC AS): E1/2 O OF NE1/4.

PRATT JOHN M
298 SW BLAZER CT
FORT WHITE, FL 32038

2026

24-7S-16-04310-014

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

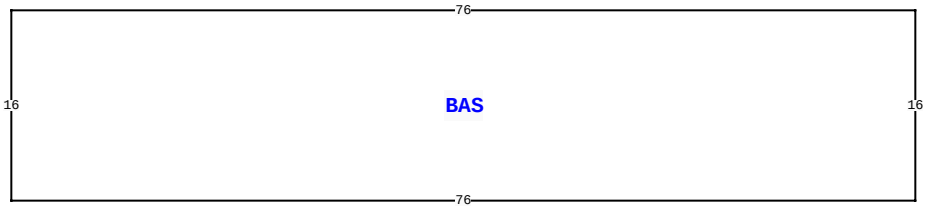
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	31,577
TOTALS	1,216			1,216	31,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	108.2050	64.92	78,943	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1216 HX Base Yr 2014



298 SW BLAZER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,577
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		89,477
SOH/AGL Deduction		35,040
ASSESSED VALUE		54,437
TOTAL EXEMPTION VALUE	HX HB	29,437
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		89,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/2383	5/14/2012	WD	U	I	40	50,000
GRANTOR: DAVID ROCK						
GRANTEE: JOHN M PRATT						
1061/1023	8/26/2005	WD	Q	I		77,000
GRANTOR: MICHAEL E HATCHER						
GRANTEE: DAVID ROCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	1.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,100							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 07/10/2015 BY DF Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/03/2025 BY SYS