COMM SW COR OF E1/2 OF W1/2 OF S
RUN N 652.45 FT FOR POB, CONT N
R/W OF CR-138, RUN E ALONG R/W 3

DAROZA KATHLEEN M
1746 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

25-7S-16-04319-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

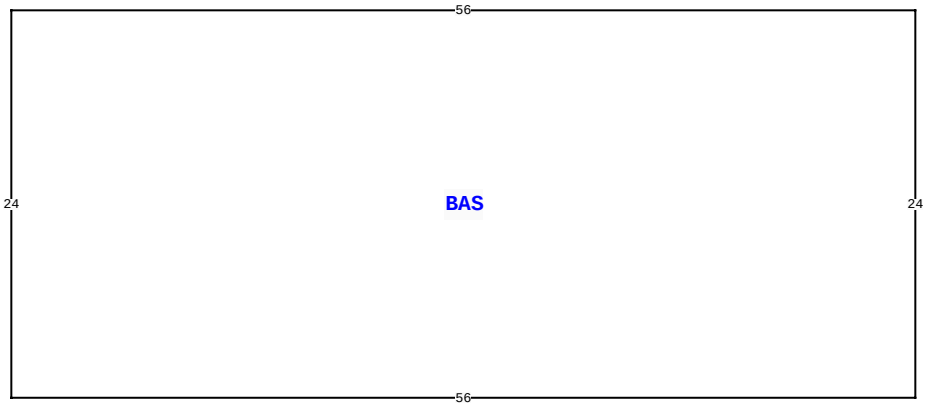
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	21,940
TOTALS	1,344			1,344	21,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	68.0085	40.81	54,849	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1344 HX Base Yr



1260 SW COUNTY ROAD 138 , 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	21,940
TOTAL MARKET OB/XF VALUE	11,910
TOTAL LAND VALUE - MARKET	49,400
TOTAL MARKET VALUE	83,250
SOH/AGL Deduction	0
ASSESSED VALUE	83,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,250
TOTAL JUST VALUE	83,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1098	3/15/2024	WD	U	I	11	100
GRANTOR: OWCZAREK ANTHONY J PR						
GRANTEE: DAROZA KATHLEEN M						
1511/1096	3/15/2024	WD	U	I	11	100
GRANTOR: OWCZAREK ANTHONY J PR						
GRANTEE: DAROZA KATHLEEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0020	BARN,FR	0	0	32	57	1.00	UT	18,240.00	18,240.00	25	2010	2010	3	25	4,560	

LAND DESCRIPTION

TOTAL OB/XF 11,910

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	0		A-1	0.00	0.00	4.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	49,400							

REVIEW DATE 07/24/2015 BY TW Total Acres: 4.94 Total Land Value: 49,400 Market: 0 Agricultural: 0 Common: 49,400 PRINTED 11/18/2025 BY SYS