S1/2 OF PARCEL 8 RUM ISLAND RANC
NW COR OF E1/2 OF E1/2 OF NE1/4
E 351.50 FT TO W R/W OF A 50 FT

ROUX JOHN P/ROUX BRENDA K
P.O. BOX 1673
ALACHUA, FL 32616

2026

25-7S-16-04321-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

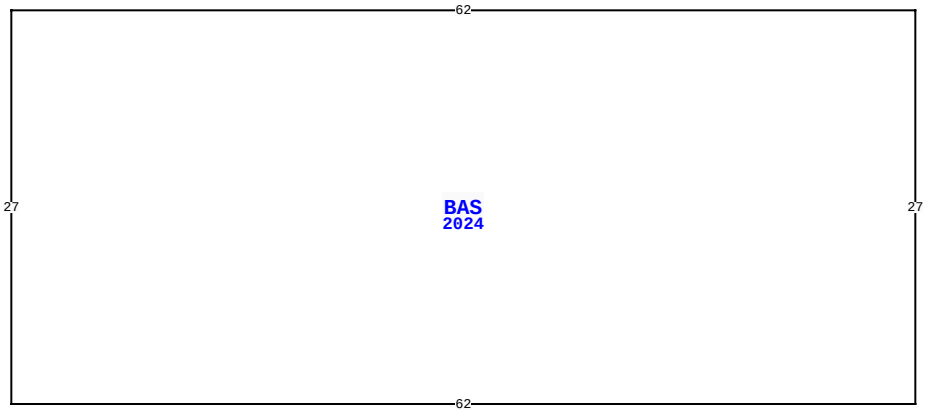
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2024	1,674	189,820
TOTALS	1,674			1,674	189,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,674	113.5000	116.90	195,691	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1674 HX Base Yr 2024



1649 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		189,820
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		57,500
TOTAL MARKET VALUE		254,320
SOH/AGL Deduction		47,640
ASSESSED VALUE		206,680
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,958
TOTAL JUST VALUE		254,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046506	Mobile Home		02/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2319	8/20/2019	WD	Q	V	01	42,500
GRANTOR: PIERRE A & KATHRYN DR						
GRANTEE: JOHN P & BRENDA K R						
0997/2073	10/08/2003	WD	Q	V		34,000
GRANTOR: CHARLES M SR & MARIA						
GRANTEE: PIERRE A & KATHRYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,8] E62 S27 W62 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5.00	AC		1.00	1.00	1.15	10,000.00	11,500.00	57,500							

REVIEW DATE 08/02/2023 BY JB Total Acres: 5.00 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 11/19/2025 BY SYS