COMM NE COR OF NW1/4, RUN W 545.
FT FOR POB, CONT SE 613.34 FT, E
R/W OF A 60 FT EASEMENT, N ALONG

RYE GEORGE W JR/RYE EMMA J
378 SW DEWEY CT
FORT WHITE, FL 32038

2025

26-5S-16-03717-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

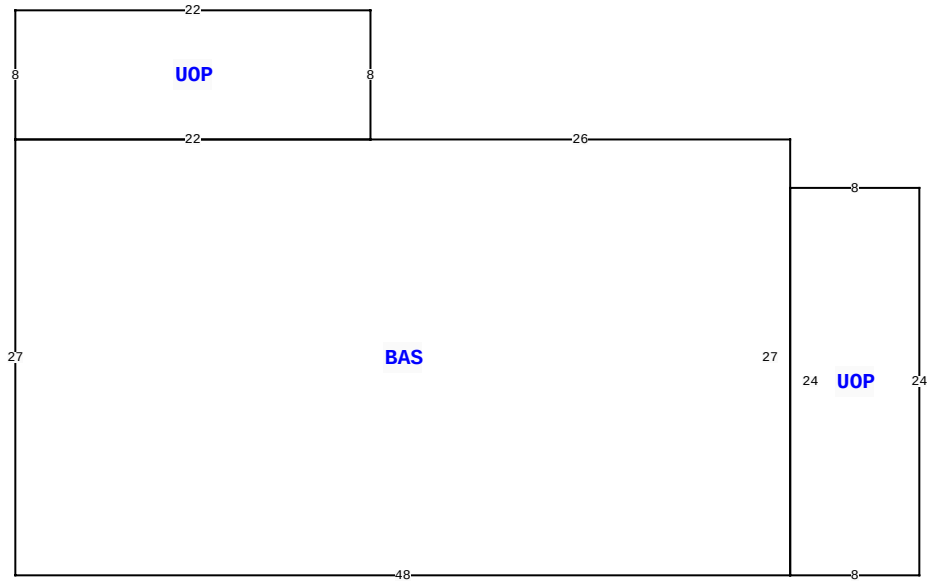
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,428
UOP	176	25		44	1,203
UOP	192	25		48	1,312
TOTALS	1,664			1,388	37,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,388	113.9000	68.34	94,856	1997	1996	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 1997 Heated Area: 1296 HX Base Yr 1997



378 SW DEWEY CT, 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		37,942
TOTAL MARKET OB/XF VALUE		10,650
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		143,687
SOH/AGL Deduction		66,830
ASSESSED VALUE		76,857
TOTAL EXEMPTION VALUE	HX HB WX	55,394
BASE TAXABLE VALUE		21,463
TOTAL JUST VALUE		143,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,170

PRMT:3:1: G. RYE LOT 12 BIG OAKS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052617	Mobile Home		03/17/2025
11652	M H	125	09/17/1996
9125	M H	125	12/01/1994
9125	M H	125	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0903	2/02/2017	WD	U	I	34	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: GEORGE W JR & EMMA						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N8 W22 S8 E22$ W22 S27 E48 UOP= E8N24 W8 S24$ 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,650

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 04/23/2025 BY randall Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 07/25/2025 BY SYS