LOT 40 FAIRVIEW EST S/D.

418-443, 581-542, 588-677, 661-1

DOOLEN JANICE B
2451 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

26-7S-16-04323-040

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

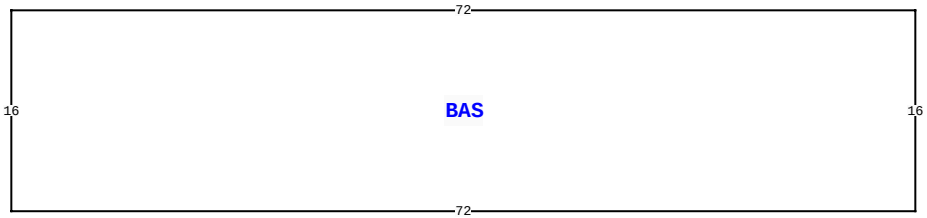
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	67,244
TOTALS	1,152			1,152	67,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	112.9000	106.13	122,262	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1152 HX Base Yr 2017



2451 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		67,244
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		101,444
SOH/AGL Deduction		42,815
ASSESSED VALUE		58,629
TOTAL EXEMPTION VALUE	HX HB WX SX	58,629
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		101,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26273	M H	297	09/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/0500	4/13/2016	WD	U	I	30	50,000
GRANTOR: KARLA K DOOLEN						
GRANTEE: RONALD R & JANICE B						
1230/1788	2/28/2012	WD	U	I	11	100
GRANTOR: RONALD RAY & JANICE B						
GRANTEE: KARLA K DOOLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E72 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	0060	CARPORT F	0	100	20	20	400.00	UT	3.50	3.50	100	2010	2010	3	100	1,400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.44 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS