

LOT 3 ROLLING ACRES S/D.
683-115, 707-22, 808-676, 814-14

LUCENA JAMES R/OLIVER MARIA
245 SW ROLLING GLN
FORT WHITE, FL 32038

2026

29-6S-16-03970-033



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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	02	1,800	113.5000	93.07	167,526	2010	2010	0	0	0	35.00	65.00	
1 MANUF 1 100% - 2023 Heated Area: 1800 HX Base Yr 2023													
BAS 2023													

NEIGHBORHOOD/LOC					
29616.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2023	1,800	108,892
TOTALS	1,800			1,800	108,892

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022
2	0030	BARN, MT	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2023	2022
3	0296	SHED METAL	0	100	0	0		1.00	UT 1,800.00	1,800.00	100	2023	2022
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 300.00	300.00	100	2023	2022

245 SW ROLLING GLN, FORT WHITE					XF DATE					LAND DATE		04/07/2025	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000				
1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500				
1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800				
1.00	UT	300.00	300.00	100	2023	2022		100	300				

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.79	AC		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	14,000.00	14,000.00	39,060							

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,892	
TOTAL MARKET OB/XF VALUE		12,600	
TOTAL LAND VALUE - MARKET		39,060	
TOTAL MARKET VALUE		160,552	
SOH/AGL Deduction		24,284	
ASSESSED VALUE		136,268	
TOTAL EXEMPTION VALUE		HX HB SX 100,722	
BASE TAXABLE VALUE		35,546	
TOTAL JUST VALUE		160,552	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045263	Mobile Home		08/23/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1457/2217	1/22/2022	WD	U	V	11	100	
GRANTOR: RIGDON EMMETT MILES							
GRANTEE: LUCENN JAMES R							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=18,20] E60 S30 W60 N30 \$													