LOT 5 ROLLING ACRES S/D EX 1 AC
1488-1766.

BLAHA STEVEN/BLAHA ROBIN
331 SW ROLLING GLN
FORT WHITE, FL 32038

2026

29-6S-16-03970-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

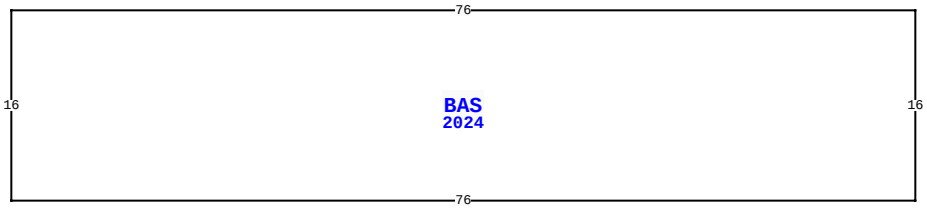
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2024	1,216	129,799
TOTALS	1,216			1,216	129,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,216	113.5000	112.36	136,630	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1216 HX Base Yr 2024



331 SW ROLLING GLN, 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		129,798
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		24,780
TOTAL MARKET VALUE		162,378
SOH/AGL Deduction		37,599
ASSESSED VALUE		124,779
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		24,057
TOTAL JUST VALUE		162,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047217	Mobile Home		05/11/2023
30604	M H	630	11/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/1553	2/28/2024	LE	U	I	14	100
GRANTOR: BLAHA STEVEN						
GRANTEE: BLAHA STEVEN (ENH L						
1488/1476	4/17/2023	WD	U	I	11	100
GRANTOR: SIMPKINS SHARON ANNE						
GRANTEE: BLAHA STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=22,18] E76 S16 W76 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	1.77	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,780							

REVIEW DATE 07/13/2023 BY RP Total Acres: 1.77 Total Land Value: 24,780 Market: 0 Agricultural: 0 Common: 24,780 PRINTED 10/17/2025 BY SYS