BEG AT SE COR OF LOT 5 ROLLING A
317.39 FT, W 136.69 FT, S 319.98
SAID LOT 5, N 87 DEG E 136.71 FT

SIMPKINS SHARON ANNE
317 SW ROLLING GLN
FORT WHITE, FL 32038

2026

29-6S-16-03970-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

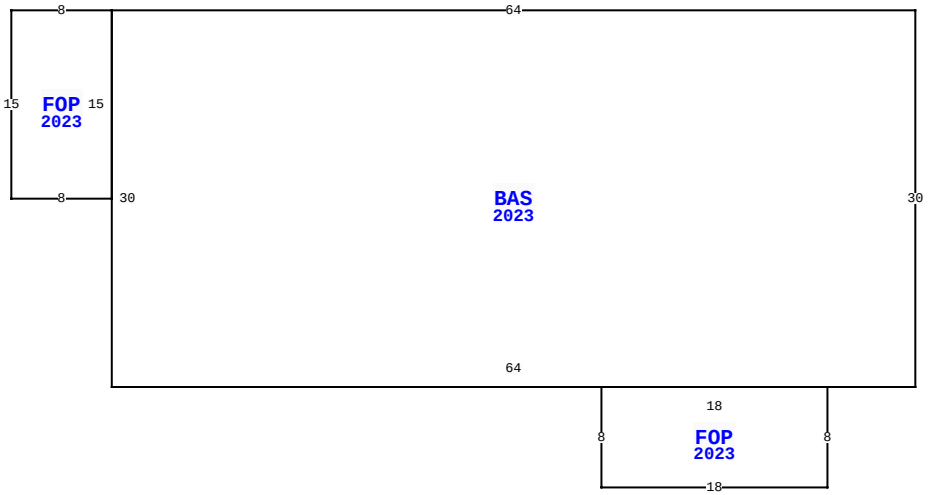
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	1,920	100	2023	1,920	115,190
FOP	120	35	2023	42	2,520
FOP	144	35	2023	50	3,000
TOTALS	2,184			2,012	120,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,012	103.0500	84.50	170,014	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2024 Heated Area: 1920 HX Base Yr 2024



317 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		120,710
TOTAL MARKET OB/XF VALUE		9,350
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		144,060
SOH/AGL Deduction		0
ASSESSED VALUE		144,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,338
TOTAL JUST VALUE		144,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/1766	4/19/2023	QC	U	V	11	100

GRANTOR: BLAHA STEVEN

GRANTEE: SIMPKINS SHARON ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=9,11] E64 S30 W64 N30 $
FOP=[YR=2023;ORIG=1,11] E8 S15 W8 N15 $
FOP=[YR=2023;ORIG=48,41] E18 S8 W18 N8 $
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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	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	350.00	350.00	100	2023	2022		100	350	
3	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	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 9,350

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	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 04/21/2023 BY RP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/14/2025 BY SYS