LOT 13 FORT WHITE PARK.

727-649, WD 1002-971, WD 1028-26

RULAPAUGH KEVIN D/RULAPAUGH DIONNE GALE VARNER
196 SW BLUE JAY CT
FORT WHITE, FL 32038

2027

03-7S-16-04060-113

BUILDING CHARACTERISTICS

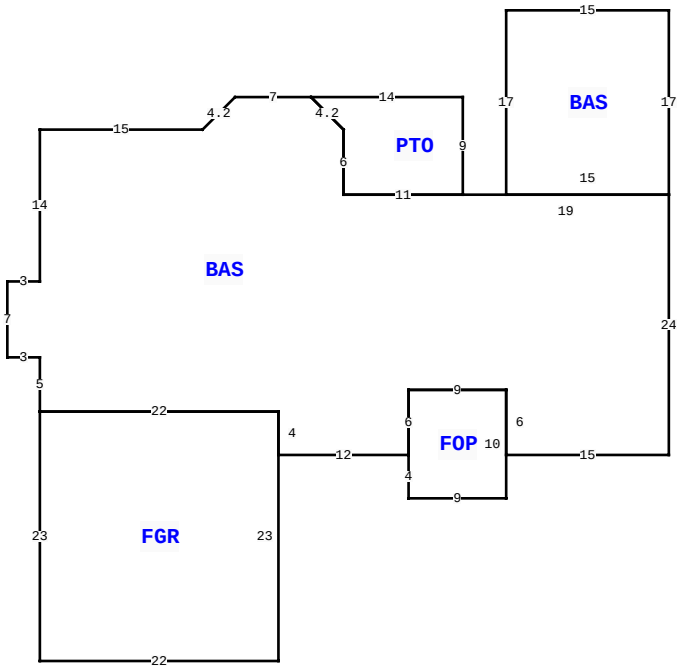
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	255	100		255	30,441
BAS	1,469	100		1,469	175,363
FGR	506	55		278	33,187
FOP	90	30		27	3,223
PTO	104	5		5	597
TOTALS	2,424			2,034	242,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	120.5820	132.64	269,790	2004	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2018 Heated Area: 1724 HX Base Yr 2018



196 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,811
TOTAL MARKET OB/XF VALUE	5,440
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	272,251
SOH/AGL Deduction	97,554
ASSESSED VALUE	174,697
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	123,286
TOTAL JUST VALUE	272,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,663

SALE:1:1: LOT 13 FORT WHITE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25588	ADDN SFR	68	03/02/2007
21866	SFR	452	05/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0869	9/29/2017	WD	Q	I	01	215,000
GRANTOR: KENNETH O & LINDA L G						
GRANTEE: KEVIN D & DIONNE GA						
1028/2611	10/19/2004	WD	Q	I		148,000
GRANTOR: HUGO ESCALANTE						
GRANTEE: KENNETH O & LINDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N9 W14 D3 R3 S6 E11$ W11 N6 L3 U3 W7 D3 L3 W15 S14 W3 S7 E3 S5 FGR= S23 E22 N23 W22$ E22 S4 E12 FOP= S4 E9 N10 W9 S6 $ N6 E9 S6 E15 N24$ BAS= N17 W15 S17 E15$.

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	1,670.00	UT	2.00	2.00	100	2004	2004	3	100	3,340	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/04/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS