COMM SE COR OF NE1/4 OF NE1/4, W 215.02 FT FOR POB, CONT N 114.98 FT, S 131.28 FT, W 358.96 FT TO

ROXBY PATRICIA LORRAINE
363 SW FIELDING WAY
FORT WHITE, FL 32038

2026

03-7S-16-04118-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

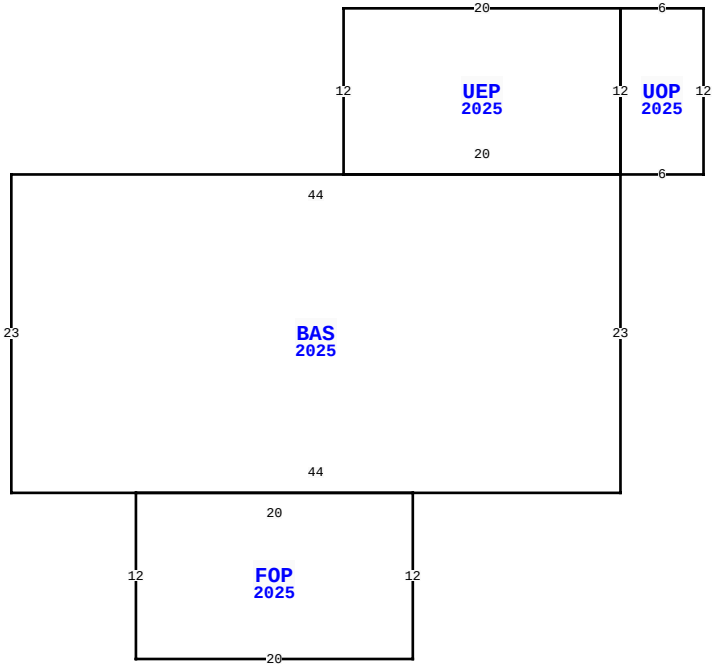
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	3716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	2025	1,012	54,001
FOP	240	35	2025	84	4,483
UEP	240	70	2025	168	8,964
UOP	72	25	2025	18	960
TOTALS	1,564			1,282	68,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,282	115.5000	97.02	124,380	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1012 HX Base Yr 2026



363 SW FIELDING WAY, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		68,409
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		94,589
SOH/AGL Deduction		19,476
ASSESSED VALUE		75,113
TOTAL EXEMPTION VALUE	HX HB SX	75,113
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		94,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/37	3/19/2025	WD	Q	V	01	155,000
GRANTOR: PARKER RICHARD CHARLE						
GRANTEE: ROXBY PATRICIA LORR						
1529/2335	12/18/2024	WD	U	V	11	100
GRANTOR: PARUPALLY SURESH REDD						
GRANTEE: PARKER RICHARD CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,13] E44 S23 W44 N23 $
UEP=[YR=2025;ORIG=41,1] E20 S12 W20 N12 $
FOP=[YR=2025;ORIG=26,36] E20 S12 W20 N12 $
UOP=[YR=2025;ORIG=67,1] W6 S12 E6 N12 $
.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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					1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 06/06/2025 BY TP Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 05/08/2026 BY SYS