E 444.68 FT OF N1/2 OF N1/2 OF S1/2 OF NW1/4 OF NE1/4, EX E 25 FT & E1/2 OF NE1/4 OF

ROANE JOHN R II
210 SW RIVER OAK CT
FORT WHITE, FL 32038

2027

05-7S-16-04137-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

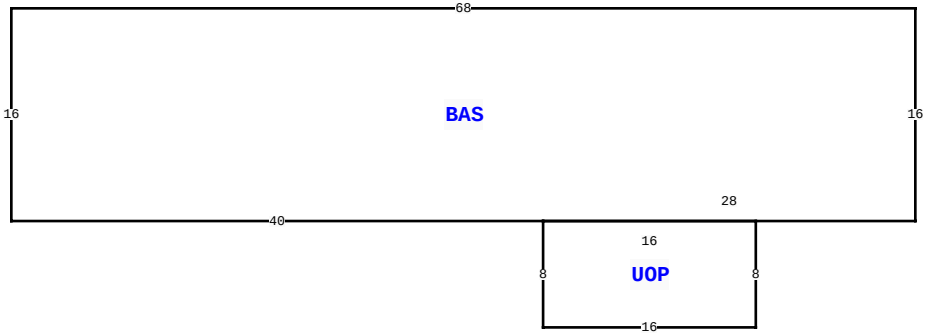
NEIGHBORHOOD/LOC 5716.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	26,556
UOP	128	25		32	781
TOTALS	1,216			1,120	27,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	101.7000	61.02	68,342	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 1088 HX Base Yr



210 SW RIVER OAK CT, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

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	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	1996	1996	3	100	600	
2	0255	MBL HOME S	0	0	12	64	768.00	UT	1.00	1.00	100	2008	2008	3	100	768	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	23	46	1,058.00	UT	3.00	3.00	100	2008	2008	3	100	3,174	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,337
TOTAL MARKET OB/XF VALUE	11,542
TOTAL LAND VALUE - MARKET	52,130
TOTAL MARKET VALUE	91,009
SOH/AGL Deduction	0
ASSESSED VALUE	91,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,009
TOTAL JUST VALUE	91,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,009

SALE:2:1: 4.01 ACRES

BLDG:1:1: FASH MH (RP'D-JOHN ROANE II)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25879	M H	275	06/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0823/0162	6/05/1996	WD	Q	I		30,000
GRANTOR: JOHN W HOLLAND JR						
GRANTEE: JOHN R ROANE II						
0731/0737	9/18/1990	WD	Q	V		8,500
GRANTOR: PAUL FOLTZ						
GRANTEE: JOHN HOLLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E40 UOP= S8 E16 N8 W16$ E28 N16$.

LAND DESCRIPTION

TOTAL OB/XF 11,542

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	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/17/2026 BY SYS