

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

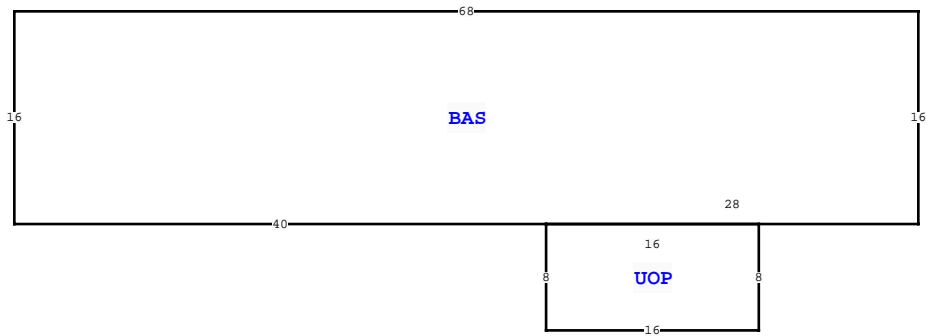
ROANE JOHN R II
210 SW RIVER OAK CT
FORT WHITE, FL 32038

2026

05-7S-16-04137-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,088	100	
UOP	128	25	
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	60.00	40.00	
2 MOBILE HME 0% - 2026 Heated Area: 1088 HX Base Yr												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
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				0	
PREVIOUS YEAR MKT VALUE				78,979	
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	1996
2	0255	MBL HOME S	0	0	12	64	768.00	UT	1.00	1.00	100	2008
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0040	BARN, POLE	0	0	23	46	1,058.00	UT	3.00	3.00	100	2008

TOTAL OB/XF													11,542			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT				
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.01	AC		1.00				

BUILDING NOTES						
BLD DATE						
XF DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/06/2026 MLU						

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

LAND DESCRIPTION													TOTAL OB/XF				11,542			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT								
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.01	AC		1.00								