S1/2 OF N1/2 OF SW1/4 OF NE1/4 E
FOR RD R/W & N1/2 OF S1/2 OF SW1
THE E 25 FT FOR RD R/W. (AKA LOT

DRACE ANN C
PO BOX 9
FORT WHITE, FL 32038

2027

05-7S-16-04137-005

BUILDING CHARACTERISTICS

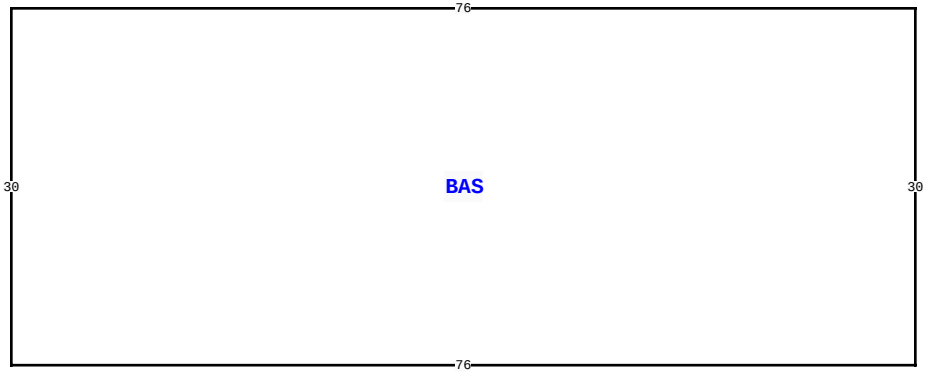
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
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	2,280	100		2,280	235,661
TOTALS	2,280			2,280	235,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	119.5000	111.14	253,399	2021	2021	0	0	0	7.00	93.00

3 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



534 SW RIVER OAK CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	10	18	180.00	UT	1.40	1.40	100	0	0	3	100	252	
2	0200	GARAGE F	0	100	14	22	308.00	UT	3.52	3.52	100	0	0	3	100	1,084	
3	0031	BARN,MT AE	0	100	30	60	1,800.00	UT	12.00	12.00	90	1990	1990	3	90	19,440	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	18	24	432.00	UT	5.00	5.00	100	2008	2008	3	100	2,160	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
8	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,661
TOTAL MARKET OB/XF VALUE		32,536
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		295,502
SOH/AGL Deduction		29,669
ASSESSED VALUE		265,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,422
TOTAL JUST VALUE		543,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,720

XFOB:5:1: FLEETWOOD/EAGLE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041555	Mobile Home		03/19/2021
15441	PUMP/UTPOL	30	04/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1230	3/31/2026	LE	U	I	14	100
GRANTOR: DRACE ANN CARLSON (EN						
GRANTEE: DRACE ALEX CARLSON						
1327/250	11/01/2016	WD	U	I	11	100
GRANTOR: CARLSON WILLIAM E						
GRANTEE: DRACE ANN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,12] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,536

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	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0					49.00	AC		1.00	1.00	1.00	445.00	445.00	21,805							
3	9910	M	MKT.VAL.AG	0					49.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	269,500							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 50.00 Total Land Value: 27,305 Market: 269,500 Agricultural: 21,805 Common: 5,500 PRINTED 11/17/2026 BY SYS