NW1/4 OF SE1/4 & N1/2 OF SW 1/4
ALL THAT PORTION OF S1/2 OF SW1/
NE OF SR 20 & NE1/4 OF NW1/4 AS

DUBOSE WESLEY MERLE
4145 SW US HIGHWAY 27
FORT WHITE, FL 32038

2027

12-7S-16-04186-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 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

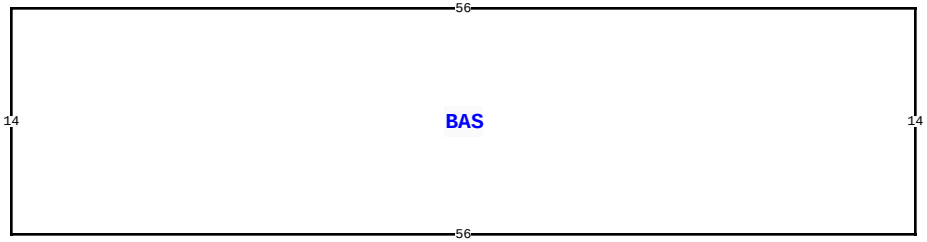
NEIGHBORHOOD/LOC 12716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,028
TOTALS	784			784	17,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	90.5000	54.30	42,571	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 784 HX Base Yr 1995



4145 SW US HIGHWAY 27 , 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0040	BARN,POLE	0	100	12	20	240.00	UT	2.50	2.50	100	1993	1993	3	100	600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,028
TOTAL MARKET OB/XF VALUE		9,925
TOTAL LAND VALUE - MARKET		501,100
TOTAL MARKET VALUE		69,499
SOH/AGL Deduction		12,917
ASSESSED VALUE		56,582
TOTAL EXEMPTION VALUE	HX HB	31,582
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		528,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/269	12/16/2025	LE	U	I	14	100
GRANTOR: DUBOSE WESLEY MERLE (						
GRANTEE: DUBOSE JOHN E (RMDR						
1404/1613	1/30/2020	QC	U	I	11	100
GRANTOR: LINDA DARLENE HOLLING						
GRANTEE: WESLEY MERLE DUBOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,925

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	52.69	AC		1.00	1.00	1.00	370.00	370.00	19,495							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	30.44	AC		1.00	1.00	1.00	445.00	445.00	13,546							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.09	AC		1.00	1.00	1.00	280.00	280.00	4,505							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	99.22	AC		1.00	1.00	1.00	5,000.00	5,000.00	496,100							

REVIEW DATE 06/17/2026 BY NH Total Acres: 100.22 Total Land Value: 42,546 Market: 496,100 Agricultural: 37,546 Common: 5,000 PRINTED 11/17/2026 BY SYS