COMM NE COR OF SW1/4 OF SW1/4, W
LINE OF SR-20 (US HWY 27), S 44
1188.96 FT FOR POB, CONT SE ALON

DUBOSE WESLEY A
4043 SW US HIGHWAY 27
FORT WHITE, FL 32038

2027

12-7S-16-04186-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

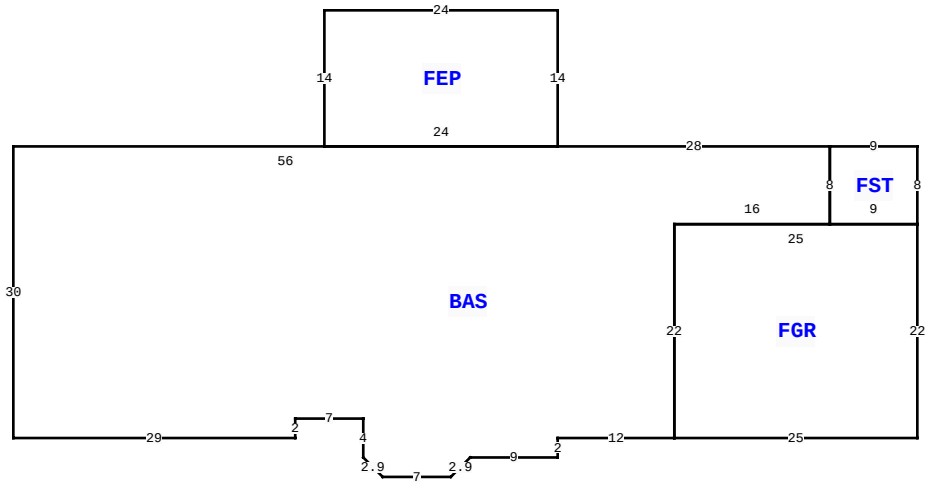
NEIGHBORHOOD/LOC 12716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100		2,212	148,640
FEP	336	80		269	18,076
FGR	550	55		302	20,294
FST	72	55		40	2,688
TOTALS	3,170			2,823	189,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	93.9816	103.38	291,842	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2212 HX Base Yr 2024



4043 SW US HIGHWAY 27 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,697
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		64,090
TOTAL MARKET VALUE		255,287
SOH/AGL Deduction		2,897
ASSESSED VALUE		252,390
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,979
TOTAL JUST VALUE		255,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/653	10/13/2022	WD	U	I	30	100

GRANTOR: DUBOSE WESLEY MERLE

GRANTEE: DUBOSE WESLEY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FEP= N14 W24 S14 E24$ W56 S30 E29 N2 E7 S4 D2 R2 E7 R2 U2 E9 N2 E 12 FGR= E25 N22 W25 S22$N22 E16 FST= E9 N8 W9 S8$ N8$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0100	C	SFR	100		A-1	0.00	0.00	4.93	AC		1.00	1.00	1.00	13,000.00	13,000.00	64,090							

REVIEW DATE 06/17/2026 BY NH Total Acres: 4.93 Total Land Value: 64,090 Market: 0 Agricultural: 0 Common: 64,090 PRINTED 11/17/2026 BY SYS