

LOT 3 BLK D OLD WIRE FARMS.
ORB 804-1435 & ORB 1000-1138
QCD 1003-2295, WD 1012-2812,

DOZIER DAVID/DOZIER JACQUELINE
298 SW PIONEER WAY
FT WHITE, FL 32038

2026

14-6S-16-03818-183



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2023
TOTALS	840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	2	100%	- 2023							
Heated Area: 840						HX Base Yr 2010					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 15 15 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2023</p> </div> </div>											
298 SW PIONEER WAY, FORT WHITE											
BLD DATE		LGL DATE		05/07/2026		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		90,669	
TOTAL MARKET OB/XF VALUE		8,050	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		148,719	
SOH/AGL Deduction		34,448	
ASSESSED VALUE		114,271	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		62,860	
TOTAL JUST VALUE		148,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042832	Mobile Home		09/24/2021
10315	M H	125	10/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/2387	7/10/2009	WD	Q	I	01	60,000
GRANTOR: LAKE CITY PROPERTIES						
GRANTEE: DAVID & JACQUELINE						
1012/2812	4/09/2004	WD	Q	V		21,000
GRANTOR: IGDALIAS RIVERA						
GRANTEE: LAKE CITY PROPERTIE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=19,8] E56 S15 W56 N15 \$	

L N	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	10	12	120.00	UT	7.50	7.50	50	2003	2003	3	50	450	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS																	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							