

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		87,078

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;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">15</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">15</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2023</p> </div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,078	
TOTAL MARKET OB/XF VALUE		8,050	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		145,128	
SOH/AGL Deduction		30,857	
ASSESSED VALUE		114,271	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		62,860	
TOTAL JUST VALUE		145,128	
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	Q	I	01	60,000
GRANTOR: LAKE CITY PROPERTIES						
GRANTEE: DAVID & JACQUELINE						
1012/2812	4/09/2004	WD Q	Q	V		21,000
GRANTOR: IGDALIAS RIVERA						
GRANTEE: LAKE CITY PROPERTIE						

EXTRA FEATURES																	
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													840		87,078		

BUILDING NOTES			
298 SW PIONEER WAY, FORT WHITE			

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

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							