

BEG NE COR OF NW1/4 OF NE1/4, RU FT, W 621.51 FT TO A PT ON E R/W NE ALONG R/W 463 FT, E 426.71 FT

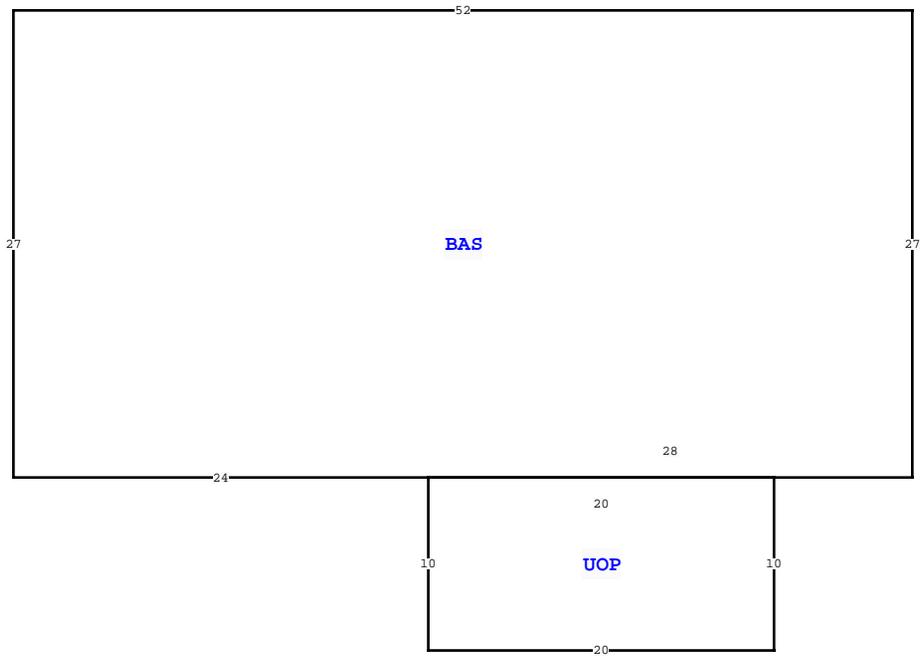
ROUSSEAU BESSIE WALLACE  
2347 SW JUNCTION RD  
FORT WHITE, FL 32038

**2026**

19-6S-16-03869-108

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectural	01	CONV	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	19616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,432
UOP	200	25		50	3,007
TOTALS	1,604			1,454	87,439

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,454	113.9000	109.34	158,980	1999	1998	0	0	45.00	55.00
1 MANUF 1 0% - 2022 Heated Area: 1404 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,439	
TOTAL MARKET OB/XF VALUE		9,700	
TOTAL LAND VALUE - MARKET		66,560	
TOTAL MARKET VALUE		163,699	
SOH/AGL Deduction		20,085	
ASSESSED VALUE		143,614	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		143,614	
TOTAL JUST VALUE		163,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15002	M H	125	01/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/770	7/26/2021	WD	U	I	11	100
GRANTOR: BENNETT DEREK						
GRANTEE: ROUSSEAU BESSIE WAL						
1431/675	2/25/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BENNETT WYATT						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

TOTAL OB/XF												9,700					
2347 SW JUNCTION RD, FORT WHITE																	
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					
												05/06/2026 MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S27 E24 UOP= S10 E20 N10 W20\$ E28 N27\$.											

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	0		A-1	0.00	0.00	5.12	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,560							