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

2027

19-6S-16-03869-108

BUILDING CHARACTERISTICS

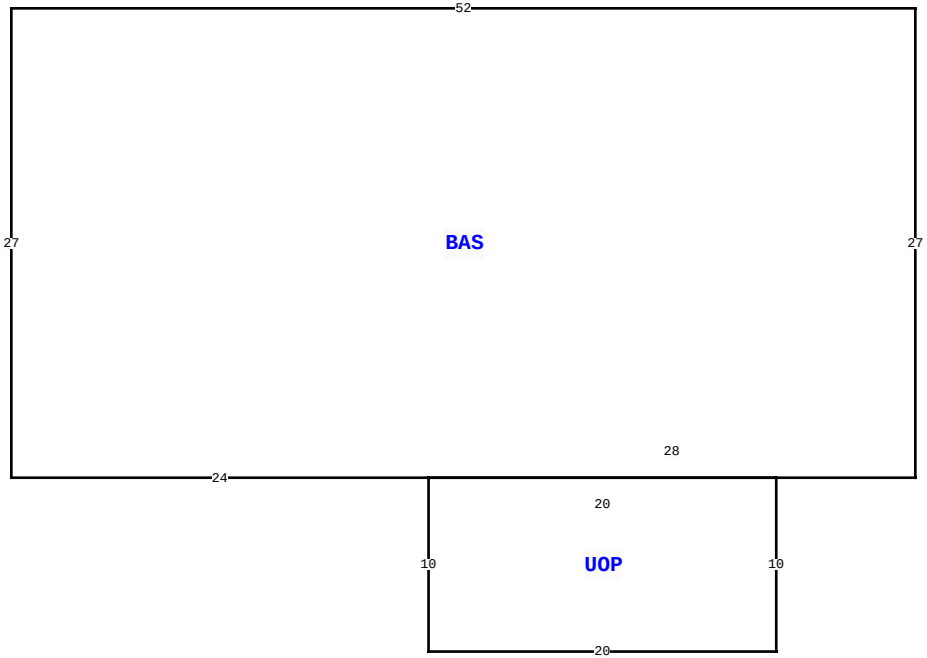
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	81,799
UOP	200	25		50	2,913
TOTALS	1,604			1,454	84,712

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	105.93	154,022	1999	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1404 HX Base Yr



2347 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	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	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,712
TOTAL MARKET OB/XF VALUE	14,200
TOTAL LAND VALUE - MARKET	66,560
TOTAL MARKET VALUE	165,472
SOH/AGL Deduction	2,547
ASSESSED VALUE	162,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,925
TOTAL JUST VALUE	165,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,384

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 14,200

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

REVIEW DATE 05/15/2026 BY AJ Total Acres: 5.12 Total Land Value: 66,560 Market: 0 Agricultural: 0 Common: 66,560 PRINTED 11/16/2026 BY SYS