

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

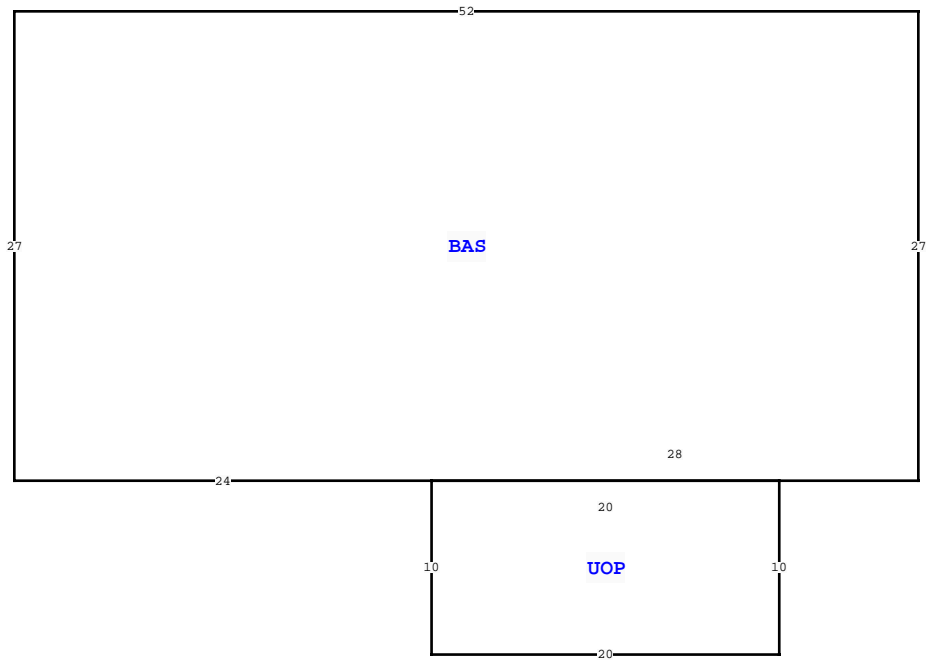
ROUSSEAU BESSIE WALLACE
2347 SW JUNCTION RD
FORT WHITE, FL 32038

2026

19-6S-16-03869-108

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,404	100	
UOP	200	25	
TOTALS	1,604		

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	107.07	155,680	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 SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,624
TOTAL MARKET OB/XF VALUE			14,200
TOTAL LAND VALUE - MARKET			66,560
TOTAL MARKET VALUE			166,384
SOH/AGL Deduction			18,270
ASSESSED VALUE			148,114
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			148,114
TOTAL JUST VALUE			166,384
NCON VALUE			4,500
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

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

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

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	
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	

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							