

COMM SW COR, RUN N 1281.51 FT  
TO S R/W CR-138, RUN E 315 FT  
FOR POB, CONT E 220 FT, S 420

CARAWAN SANDRA K  
4462 SW CTY RD 138  
FORT WHITE, FL 32038

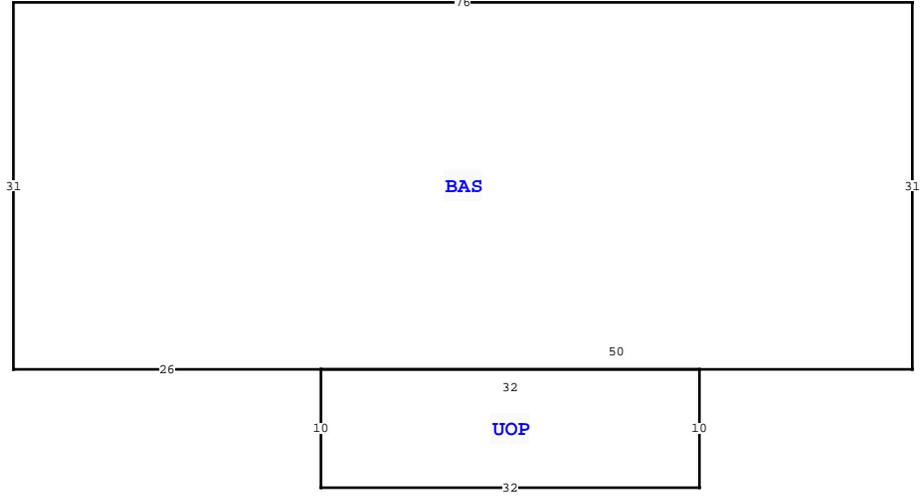
2026

22-7S-16-04291-003



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		4	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	22716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UOP	320	25	
TOTALS	2,676		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	1997	Heated Area: 2356			HX Base Yr 1997				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			159,102
TOTAL MARKET OB/XF VALUE			12,700
TOTAL LAND VALUE - MARKET			29,680
TOTAL MARKET VALUE			201,482
SOH/AGL Deduction			88,980
ASSESSED VALUE			112,502
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			61,091
TOTAL JUST VALUE			201,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,915

SALE:2:1: \$ .70 STAMPS			
XFOB:1:1: PARK MH			
SALE:1:1: SALE ALSO INCLUDES PARCEL # 4291-008			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
34386	M H	438	08/26/2016
28463	M H	375	04/05/2010
12583	M H	125	05/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0808/0679	7/23/1995	WD	U	V	09	5,500
GRANTOR: HAROLD L DIXON						
GRANTEE: SANDRA K CARAWAN						
0783/0766	12/07/1993	WD	Q	I	02	0
GRANTOR: VERNON DIXON						
GRANTEE: HAROLD DIXON						

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	0296	SHED METAL	0	100	16	16	1.00	UT	0.00	100	2010	2010	3	100	800	
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2010	2010	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF													12,700											
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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	29,680							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E26 UOP= S10 E32 N10 W32\$ E50 N31\$.	