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

2027

22-7S-16-04291-003

BUILDING CHARACTERISTICS

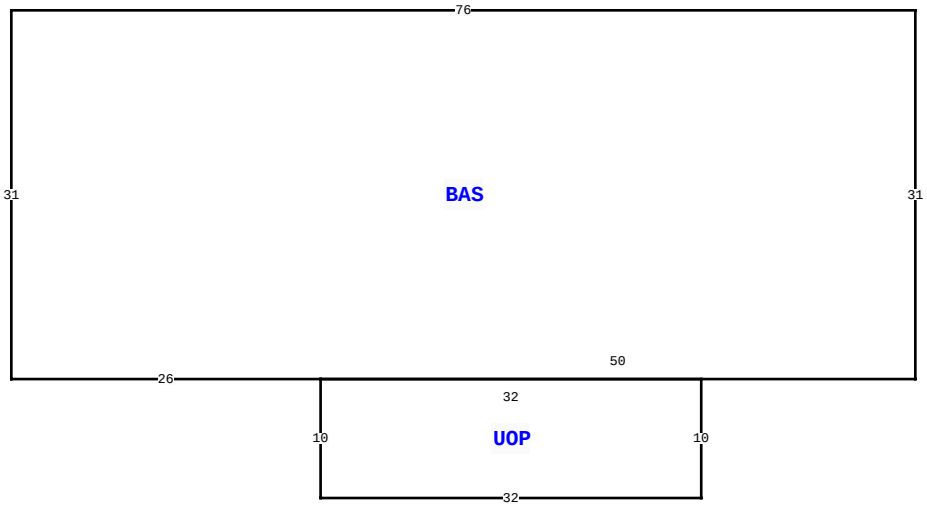
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	152,238
UOP	320	25		80	5,169
TOTALS	2,676			2,436	157,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,436	113.9000	105.93	258,045	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 1997 Heated Area: 2356 HX Base Yr 1997



4462 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	16	16	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,407
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		33,920
TOTAL MARKET VALUE		204,527
SOH/AGL Deduction		88,150
ASSESSED VALUE		116,377
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,966
TOTAL JUST VALUE		204,527
NCON VALUE		500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,722

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,920							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 2.12 Total Land Value: 33,920 Market: 0 Agricultural: 0 Common: 33,920 PRINTED 11/17/2026 BY SYS