COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT W 530.91 FT, N 662
FT, S 663.12 FT TO POB. & W1/2 O

RUPP BRADLEY/JOHNSON AMY
5438 ROLLINS AVE
JACKSONVILLE, FL 32207

2027

22-7S-16-04291-008

BUILDING CHARACTERISTICS

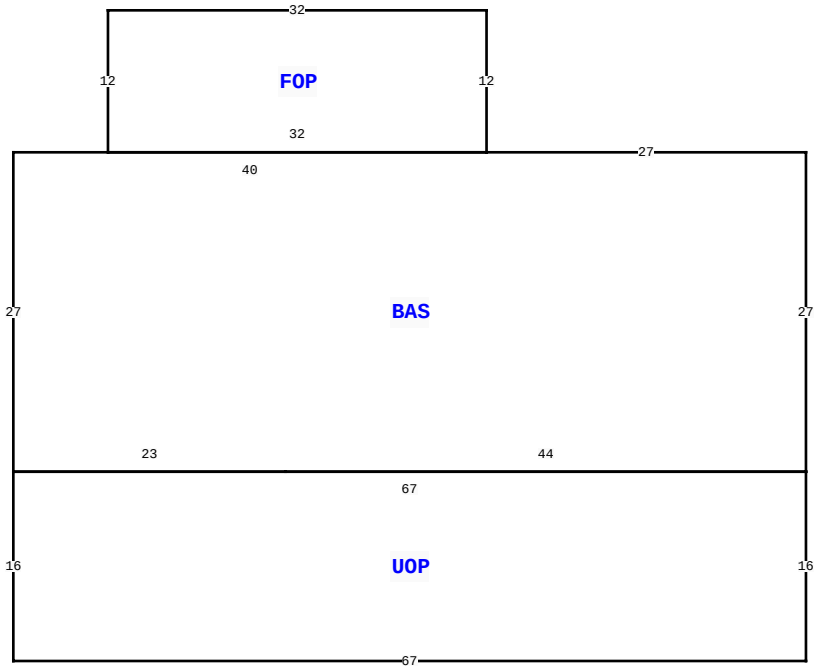
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	127,180
FOP	384	35		134	9,420
UOP	1,072	25		268	18,842
TOTALS	3,265			2,211	155,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,211	116.3000	108.16	239,142	1995	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 1809 HX Base Yr



504 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	06/06/2023 SPF

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	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,900	
3	0060	CARPORT F	0	0	0	0	2,552.00	UT	5.00	5.00	100	2010	2010	3	100	12,760	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,600	
7	0296	SHED METAL	0	0	0	0	700.00	UT	10.00	10.00	100	2010	2010	3	100	7,000	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
9	0040	BARN,POLE	0	0	40	36	1,440.00	UT	7.00	7.00	100	2010	2010	3	100	10,080	
10	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	155,442
TOTAL MARKET OB/XF VALUE	48,040
TOTAL LAND VALUE - MARKET	110,990
TOTAL MARKET VALUE	314,472
SOH/AGL Deduction	0
ASSESSED VALUE	314,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,472
TOTAL JUST VALUE	314,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,140

SALE:2:1: $.70 STAMPS FATHER TO SON

SALE:1:1: SALE ALSO INCLUDES PARCEL # 04291-003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054685	Electrical Servic		12/15/2025
10812	M H	125	02/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2577	3/14/2025	WD	Q	I	01	433,000
GRANTOR: JONES CHAD ERIC						
GRANTEE: RUPP BRADLEY						
1467/156	5/05/2022	QC	U	I	11	100
GRANTOR: JONES CHAD E						
GRANTEE: JONES CHAD ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 W40 S27 E23 E44 N27 $
FOP=[ORIG=-27,0] N12 W32 S12 E32 $
UOP=[ORIG=-67,27] S16 E67 N16 W67 $
.

LAND DESCRIPTION

TOTAL OB/XF 48,040

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	10.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,990							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 10.09 Total Land Value: 110,990 Market: 0 Agricultural: 0 Common: 110,990 PRINTED 11/17/2026 BY SYS