COMM SW COR OF SW1/4 OF SW1/4,
RUN N 1281.51 FT TO S R/W OF
CR-138, E ALONG R/W 535 FT

ROBAN PATRICK J/ROBAN CYNTHIA
4402 SW COUNTY RD 138
FORT WHITE, FL 32038

2027

22-7S-16-04291-009

BUILDING CHARACTERISTICS

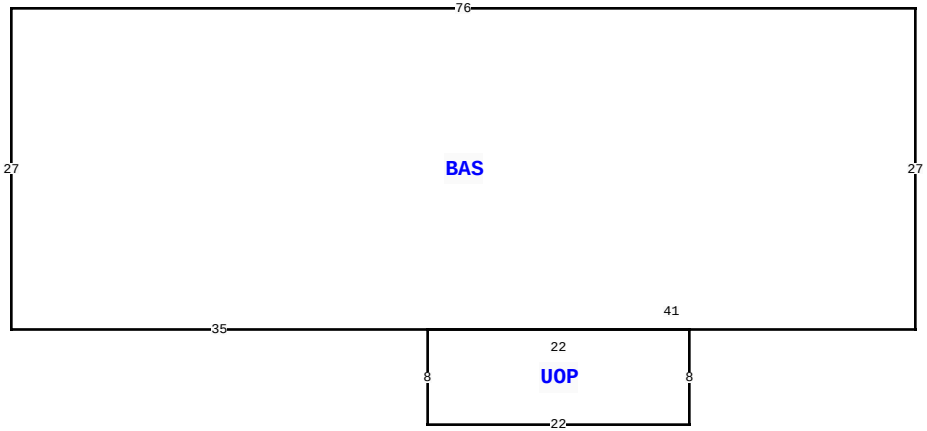
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	121,652
UOP	176	25		44	2,609
TOTALS	2,228			2,096	124,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,096	115.9000	107.79	225,928	2001	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 2052 HX Base Yr



4402 SW COUNTY ROAD 138 , 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
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	75	2000	2000	3	75	360	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	
10	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,260
TOTAL MARKET OB/XF VALUE	14,760
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	179,020
SOH/AGL Deduction	90,972
ASSESSED VALUE	88,048
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	36,637
TOTAL JUST VALUE	179,020
NCON VALUE	2,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,990

XFOB:1:1: FLEETWOOD MH

BLDG:1:1: FLEET MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16979	M H	125	05/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E35 UOP= S8 E22 N8 W22$ E41 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,760

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	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS