COMM AT SE COR OF NE1/4 OF SE 1/
RUN N 58.61 FT TO N R/W OF S R 1
R/W 260.77 FT, CONT W ALONG R/W

ALLEN GREG/ALLEN DARLENE
3603 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

22-7S-16-04294-004

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

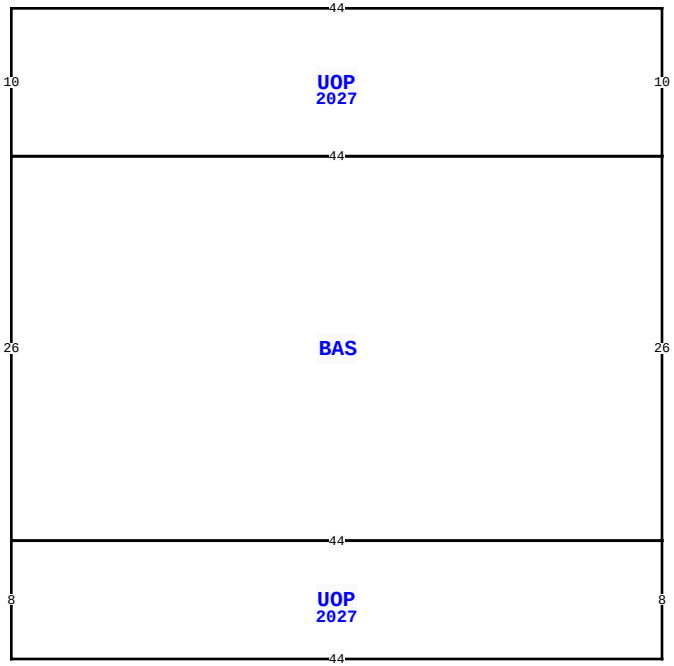
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	106,137
UOP	352	25	2027	88	8,164
UOP	440	25	2027	110	10,206
TOTALS	1,936			1,342	124,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,342	116.0000	107.88	144,775	2019	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1144 HX Base Yr 2019



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

3603 SW COUNTY ROAD 138 , FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,506
TOTAL MARKET OB/XF VALUE	21,400
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	211,036
SOH/AGL Deduction	107,166
ASSESSED VALUE	103,870
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	52,459
TOTAL JUST VALUE	211,036
NCON VALUE	22,369
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37064	M H	444	08/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/1651	11/14/2016	WD	Q	V	01	27,500
GRANTOR: ANGIE DYSON & KELLY D						
GRANTEE: GREG & DARLENE ALLE						
1243/2634	10/29/2012	PB	U	V	18	0
GRANTOR: ROBERTA L DYSON ESTAT						
GRANTEE: ANGIE DYSON & KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S26 E44 N26 $
UOP=[YR=2027;ORIG=-44,-10] E44 S10 W44 N10 $
UOP=[YR=2027;ORIG=-44,26] E44 S8 W44 N8 $
.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	11.00	11.00	75	2018	2018	3	75	9,900	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2027	2026		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 21,400

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS