

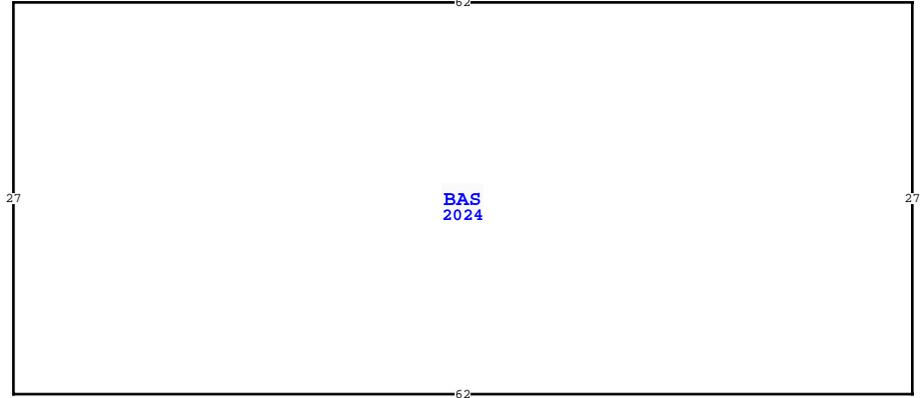
S1/2 OF PARCEL 8 RUM ISLAND RANC
 NW COR OF E1/2 OF E1/2 OF NE1/4
 E 351.50 FT TO W R/W OF A 50 FT

ROUX JOHN P/ROUX BRENDA K
 P.O. BOX 1673
 ALACHUA, FL 32616

2026

25-7S-16-04321-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	25716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,674	100	2024
TOTALS	1,674		193,522

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2024	Heated Area: 1674			HX Base Yr 2024			
											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
1649 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		193,522	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		74,750	
TOTAL MARKET VALUE		275,272	
SOH/AGL Deduction		69,194	
ASSESSED VALUE		206,078	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		154,667	
TOTAL JUST VALUE		275,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046506	Mobile Home		02/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2319	8/20/2019	WD Q	Q	V	01	42,500
GRANTOR: PIERRE A & KATHRYN DR						
GRANTEE: JOHN P & BRENDA K R						
0997/2073	10/08/2003	WD Q	Q	V		34,000
GRANTOR: CHARLES M SR & MARIA						
GRANTEE: PIERRE A & KATHRYN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=21,8] E62 S27 W62 N27 \$	

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	9945	Well/Sept	0	100	0	0			7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.15	13,000.00	14,950.00	74,750							