W1/2 OF W1/2 OF NE1/4 OF NW1/4 E
(AKA LOT 5 RUM ISLAND RANCHES UN

DOBBS DANIEL K/DOBBS SHARON E
1819 SW CR 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

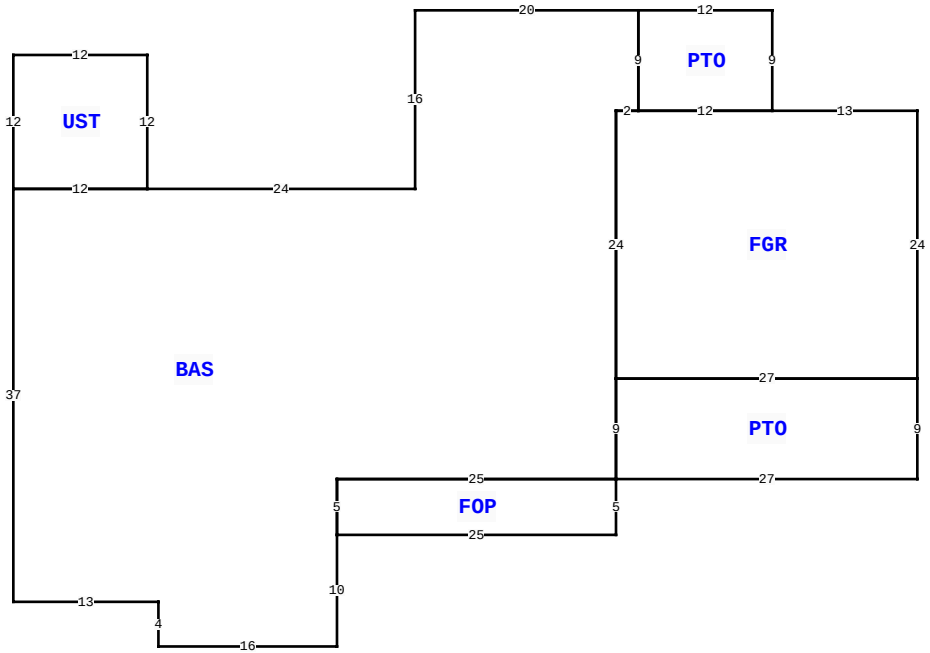
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100		2,093	146,357
FGR	648	55		356	24,894
FOP	125	30		38	2,657
PTO	108	5		5	350
PTO	243	5		12	839
UST	144	45		65	4,545
TOTALS	3,361			2,569	179,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,569	97.8040	107.58	276,373	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2093 HX Base Yr



1819 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,642
TOTAL MARKET OB/XF VALUE		14,900
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		304,542
SOH/AGL Deduction		195,257
ASSESSED VALUE		109,285
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		52,874
TOTAL JUST VALUE		304,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,815

PRMT:1:1: ADD TO MBL HOME
LAND:1:1: LOT 5
BLDG:1:1: MBL HOME ENCLSOED
XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055922	Electrical Servic		06/18/2026
37186	MAINT/ALTR	94	09/07/2018
27007	M H	520	05/14/2008
13300	REMODEL	70	11/13/1997
7750	M H	28,000	11/02/1993

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W13 PTO= N9 W12 S9 E12$W12 BAS= N9 W20 S16 W24 UST= N12 W12 S12 E12$ W12 S37E13 S4 E16 N10 FOP= E25 N5 W25 S5$ N5 E25 PTO= E27 N9 W27 S9$ N9 N24 E2$ W2 S24 E27 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,900

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	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS