

LOT 40 FAIRVIEW EST S/D.  
418-443, 581-542, 588-677, 661-1

DOOLEN JANICE B  
2451 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

**2026**

26-7S-16-04323-040  
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
TOTALS	1,152		68,670

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2017										
Heated Area: 1152						HX Base Yr 2017							
2451 SW COUNTY ROAD 138 , FORT WHITE													
				BLD DATE					LGL DATE	05/08/2026 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	68,670		
TOTAL MARKET OB/XF VALUE	9,200		
TOTAL LAND VALUE - MARKET	28,000		
TOTAL MARKET VALUE	105,870		
SOH/AGL Deduction	47,412		
ASSESSED VALUE	58,458		
TOTAL EXEMPTION VALUE	58,458		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	105,870		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	105,112		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26273	M H	297	09/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0500	4/13/2016	WD	U	I	30	50,000
GRANTOR: KARLA K DOOLEN						
GRANTEE: RONALD R & JANICE B						
1230/1788	2/28/2012	WD	U	I	11	100
GRANTOR: RONALD RAY & JANICE B						
GRANTEE: KARLA K DOOLEN						

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	0060	CARPORT F	0	100	20	20	UT	3.50	3.50	100	2010	2010	3	100	1,400	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 9,200																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W72 S16 E72 N16\$.

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							