

COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, RUN N 630.98 FT, NE ALO
FT, E 295.34 FT, S 635.04 FT, W

RUARK JOHN D/RUARK SARAH H
232 SW DANA GLN
FORT WHITE, FL 32038

2026

26-7S-16-04335-004

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units	0	100			
Condition Adj	03	100			
Kitchen Adjus	01	01.100			
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	26716.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	2023	1,628	216,534
FDC	624	35	2023	218	28,995
FOP	30	30	2023	9	1,197
FOP	352	30	2023	106	14,099
FST	144	55	2023	79	10,507
TOTALS	2,778			2,040	271,333

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2023								
Heated Area: 1628						HX Base Yr 2022					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	271,333		
TOTAL MARKET OB/XF VALUE	9,010		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	345,343		
SOH/AGL Deduction	175,358		
ASSESSED VALUE	169,985		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	118,574		
TOTAL JUST VALUE	345,343		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	328,322		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042408	New Residential C	240,000	07/27/2021
28592	M H	491	05/21/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/1276	10/31/2006	WD	Q	V		70,000
GRANTOR: ALLEN EMRICH & BONNIE						
GRANTEE: JOHN D & SARAH H RU						
1046/1515	5/20/2005	WD	U	V	08	30,000
GRANTOR: TAMMY BOWEN						
GRANTEE: ALLEN EMRICH & BONN						

EXTRA FEATURES		232 SW DANA GLN, FORT WHITE														
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	0070	CARPONT UF	0	100	18	30	540.00	UT	1.50	100	2010	2010	3	100	810	
2	0296	SHED METAL	0	100	10	12	120.00	UT	10.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=24,12] E44 S37 W44 N37 \$											
FDC=[YR=2023;ORIG=32,-26] W24 S20 E12 S12 E12 N32 \$											
FST=[YR=2023;ORIG=8,-6] E12 S12 W12 N12 \$											
FOP=[YR=2023;ORIG=27,6] E5 S6 W5 N6 \$											
FOP=[YR=2023;ORIG=24,49] E44 S8 W44 N8 \$											

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	DPHT 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	1.00	13,000.00	13,000.00	65,000							