

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

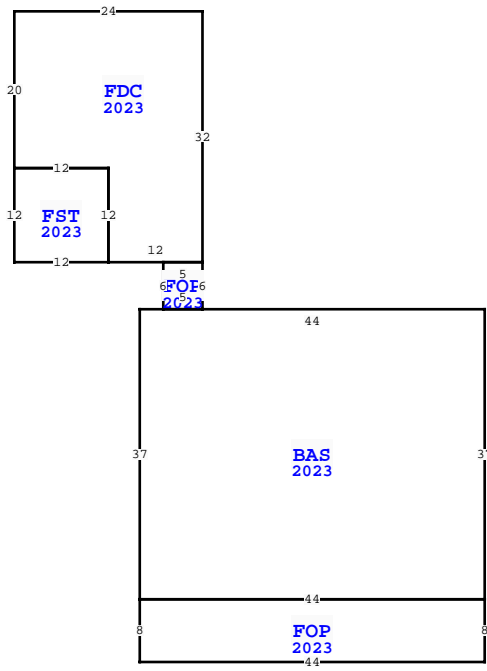
RUARK JOHN D/RUARK SARAH H  
232 SW DANA GLN  
FORT WHITE, FL 32038

**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		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	212,729
FDC	624	35	2023	218	28,486
FOP	30	30	2023	9	1,176
FOP	352	30	2023	106	13,851
FST	144	55	2023	79	10,323
TOTALS	2,778			2,040	266,564

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	266,564		
TOTAL MARKET OB/XF VALUE	9,010		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	340,574		
SOH/AGL Deduction	170,589		
ASSESSED VALUE	169,985		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	118,574		
TOTAL JUST VALUE	340,574		
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		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0070	CARPONT UF	0	100	18 30
2	0296	SHED METAL	0	100	10 12
3	9945	Well/Sept	0	100	0 0

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	1.50	100	2010	2010	3	100	810	
2	0296	SHED METAL	0	100	10 12	120.00	UT	10.00	10.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			

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															9,010							
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	1.00	13,000.00	13,000.00	65,000							