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

2027

26-7S-16-04335-004

BUILDING CHARACTERISTICS

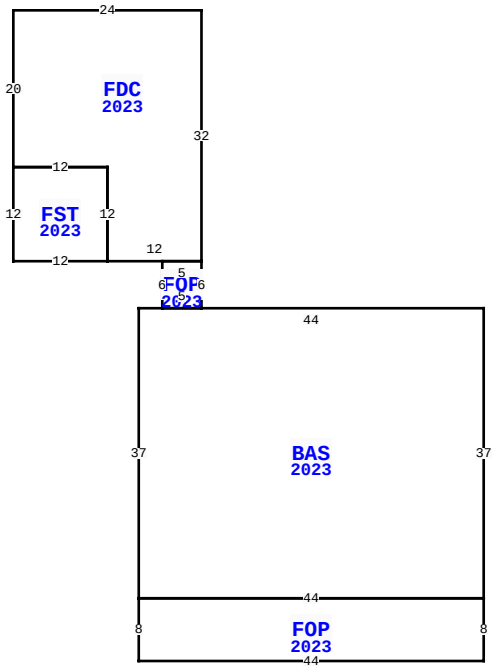
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	208,939
FDC	624	35	2023	218	27,979
FOP	30	30	2023	9	1,155
FOP	352	30	2023	106	13,604
FST	144	55	2023	79	10,138
TOTALS	2,778			2,040	261,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	120.2800	132.31	269,912	2022	2022	0	0	0	3.00	97.00

2 SINGLE FAM 100% - 2023 Heated Area: 1628 HX Base Yr 2022



232 SW DANA GLN, 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	0070	CARPORT 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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,815
TOTAL MARKET OB/XF VALUE		9,010
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		335,825
SOH/AGL Deduction		160,740
ASSESSED VALUE		175,085
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,674
TOTAL JUST VALUE		335,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,574

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						

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 9,010

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	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							

REVIEW DATE 12/28/2022 BY HC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS