LOTS 6 & 7 ROLLING ACRES S/D.
ALSO COMM SE COR OF SE1/4 OF NE
W 840 FT FOR POB, RUN S 210 FT,

MARTIN CHARLES L/MARTIN LANDA SUE
260 SW ROLLING GLN
FORT WHITE, FL 32038

2027

29-6S-16-03970-036

BUILDING CHARACTERISTICS

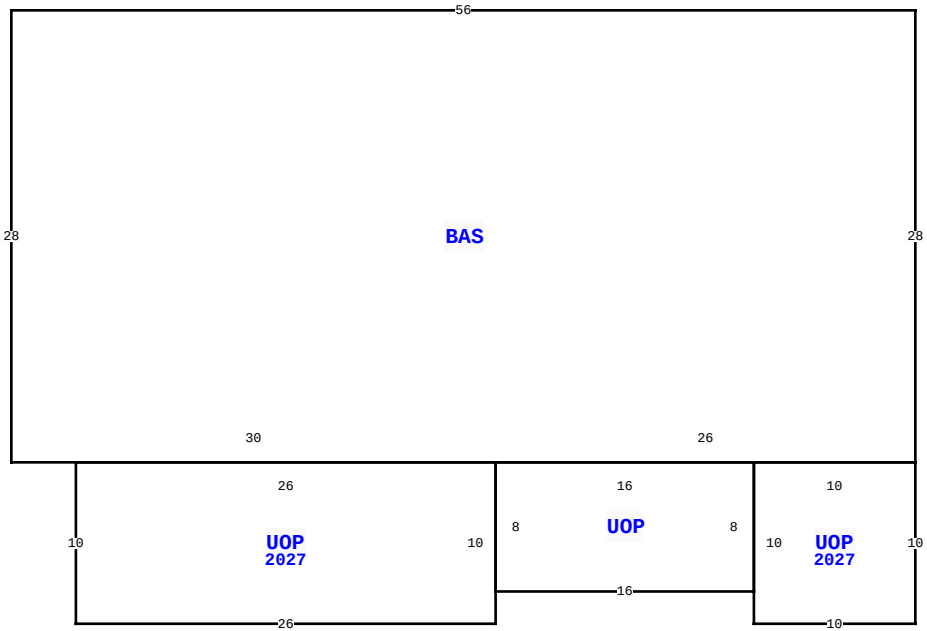
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	41,734
UOP	128	25		32	852
UOP	100	25	2027	25	666
UOP	260	25	2027	65	1,730
TOTALS	2,056			1,690	44,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,690	110.9000	66.54	112,453	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1568 HX Base Yr



260 SW ROLLING GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,219
TOTAL MARKET OB/XF VALUE	15,400
TOTAL LAND VALUE - MARKET	94,440
TOTAL MARKET VALUE	169,059
SOH/AGL Deduction	101,682
ASSESSED VALUE	67,377
TOTAL EXEMPTION VALUE	HX HB 31,619
BASE TAXABLE VALUE	35,758
TOTAL JUST VALUE	169,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,664

SALE:2:1: FOR LOT 6 ONLY.

SALE:1:1: LOT 7 ROLLING ACRES

XFOB:1:1: FLEETWOOD/CHADWICK MH (EXTR DEP-PAID 140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/0084	3/25/1993	WD	U	V	34	5,500
GRANTOR: R E ENGESSER						
GRANTEE: CHARLES L MARTIN						
0653/0522	5/01/1988	WD	U	I		6,300
GRANTOR: ENGESSER R E &						
GRANTEE: MARTIN CHARLES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S28 E30 E26 N28 $
UOP=[ORIG=-26,28] S8 E16 N8 W16 $
UOP=[YR=2027;ORIG=-52,28] E26 S10 W26 N10 $
UOP=[YR=2027;ORIG=-10,28] E10 S10 W10 N10 $
.

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	14	24	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	7.87	AC		1.00	1.00	1.00	12,000.00	12,000.00	94,440							

REVIEW DATE 06/12/2026 BY AJ Total Acres: 7.87 Total Land Value: 94,440 Market: 0 Agricultural: 0 Common: 94,440 PRINTED 11/17/2026 BY SYS

LOTS 6 & 7 ROLLING ACRES S/D.
ALSO COMM SE COR OF SE1/4 OF NE
W 840 FT FOR POB, RUN S 210 FT,

MARTIN CHARLES L/MARTIN LANDA SUE
260 SW ROLLING GLN
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BUILDING CHARACTERISTICS

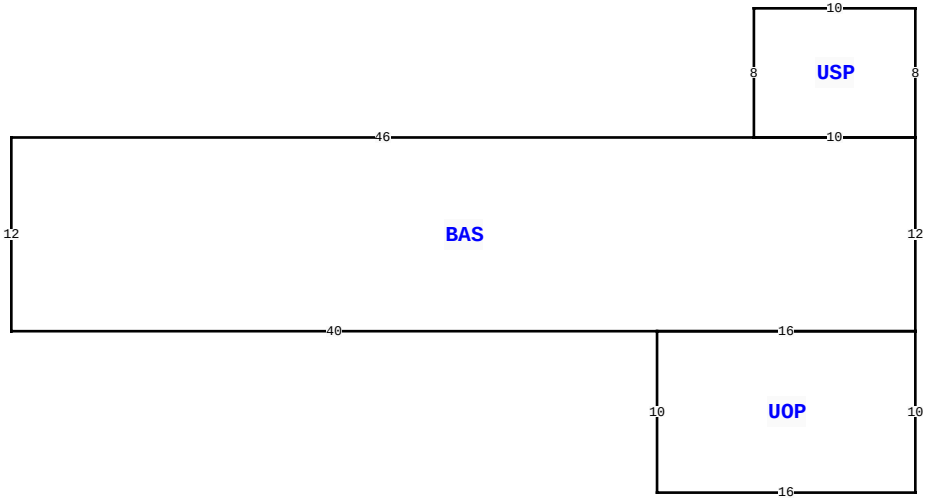
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,929
UOP	160	25		40	770
USP	80	35		28	539
TOTALS	912			740	14,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	740	80.1750	48.10	35,594	1969	1969	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



260 SW ROLLING GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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0653/0522	5/01/1988	WD	U	I		6,300
GRANTOR: ENGESSER R E &						
GRANTEE: MARTIN CHARLES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E40 UOP= S10 E16 N10 W16$ E16 N12 USP= N8 W10 S8 E10$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/12/2026 BY AJ Total Acres: 7.87 Total Land Value: 94,440 Market: 0 Agricultural: 0 Common: 94,440 PRINTED 11/17/2026 BY SYS