

COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT W 530.91 FT, N 662
FT, S 663.12 FT TO POB. & W1/2 0

RUPP BRADLEY/JOHNSON AMY
5438 ROLLINS AVE
JACKSONVILLE, FL 32207

2026

22-7S-16-04291-008



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 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		5000 IMPROVED AG			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		22716.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	108,400
FOP	384	35		134	8,029
UOP	384	25		96	5,752
TOTALS	2,577			2,039	122,182

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
3	0060	CARPORT F	0	100	0	0	2,552.00	UT	3.50	3.50	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
7	0296	SHED METAL	0	100	0	0	700.00	UT	10.00	10.00	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
9	0040	BARN, POLE	0	100	40	36	1,440.00	UT	2.50	2.50	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0					9.09	AC	
3	9910	M	MKT. VAL. AG	0					9.09	AC	

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0201	02	2,039	115.9000	108.95	222,149	1995	1995	0	0	45.00	55.00												
1 MANUF 1 100% - 2015 Heated Area: 1809 HX Base Yr 2015																							
32 12 FOP 12 32 27 40 BAS 27 23 44 32 12 UOP 12 32																							
504 SW HORSESHOE LOOP, FORT WHITE																							
<table><tr><td>BLD DATE</td><td></td></tr><tr><td>XF DATE</td><td></td></tr><tr><td>INC DATE</td><td></td></tr></table>						BLD DATE		XF DATE		INC DATE		<table><tr><td>LGL DATE</td><td></td></tr><tr><td>LAND DATE</td><td>04/07/2025</td></tr><tr><td>AG DATE</td><td>06/06/2023</td></tr></table>						LGL DATE		LAND DATE	04/07/2025	AG DATE	06/06/2023
BLD DATE																							
XF DATE																							
INC DATE																							
LGL DATE																							
LAND DATE	04/07/2025																						
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MLU																							

TOTAL OB/XF											
31,032											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
3	0060	CARPORT F	0	100	0	0	2,552.00	UT	3.50	3.50	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
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TOTAL OB/XF											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0					9.09	AC	
3	9910	M	MKT. VAL. AG	0					9.09	AC	

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					122,182				
TOTAL MARKET OB/XF VALUE					31,032				
TOTAL LAND VALUE - MARKET					100,900				
TOTAL MARKET VALUE					165,759				
SOH/AGL Deduction					75,148				
ASSESSED VALUE					90,611				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					39,889				
TOTAL JUST VALUE					254,114				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					254,114				
SALE:2:1: \$.70 STAMPS FATHER TO SON									
SALE:1:1: SALE ALSO INCLUDES PARCEL # 04291-003									