LOTS 69, 70 & 71 UNIT 17 THREE R
458 572, 495-471, 880-1548, 889-

HERRERA JASON NELSON
800 SW BOSTON TER
FORT WHITE, FL 32038-6653

2025

00-00-00-00975-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

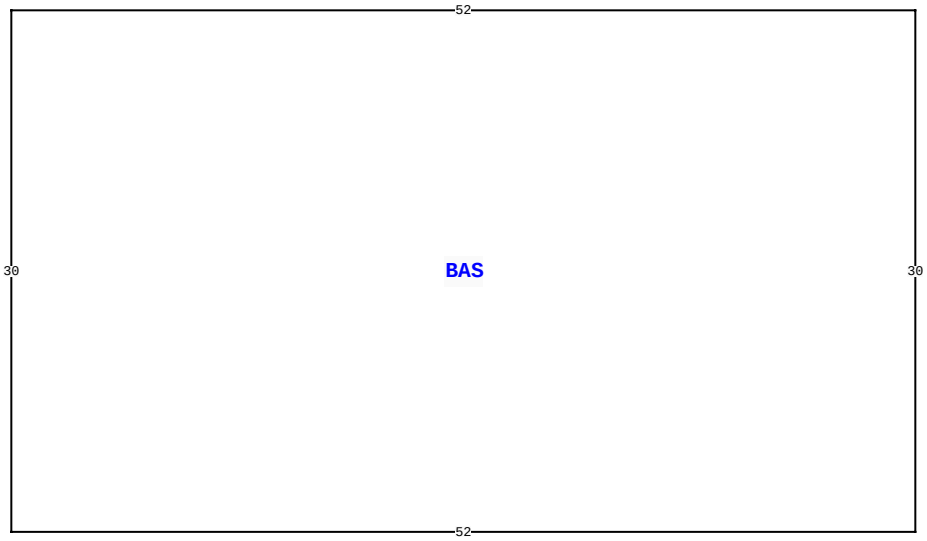
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.17 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	132,835
TOTALS	1,560			1,560	132,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	101.37	158,137	2017	2016	0	0	0	16.00	84.00

2 MANUF 1 – 100% - 2017 Heated Area: 1560 HX Base Yr 2017



800 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,835
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		199,235
SOH/AGL Deduction		108,189
ASSESSED VALUE		91,046
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		35,324
TOTAL JUST VALUE		199,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34739	M H	689	12/12/2016
25539	TR/TRAILER	50	02/16/2007
16152	M H	125	10/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1323/2307	10/12/2016	WD	U	I	34	100
GRANTOR: GARY D NEWSOME						
GRANTEE: RICKEY LEE YANKEY						
1323/2308	9/30/2016	WD	Q	I	05	40,000
GRANTOR: RICKEY LEE YANKEY						
GRANTEE: JASON NELSON HERRER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	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 12,400

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	0200	C	MBL HM	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100			200.00	400.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 12/28/2016 BY JS Total Acres: 2.75 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 05/09/2025 BY SYS