LOTS 92 & 93 UNIT 18 THREE RIVER
434-511, 566-504, 785-1067, 817-

JONES WILBERT V/JONES ALICIA D
388 SW BOSTON TERR
FORT WHITE, FL 32038

2026

00-00-00-01091-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

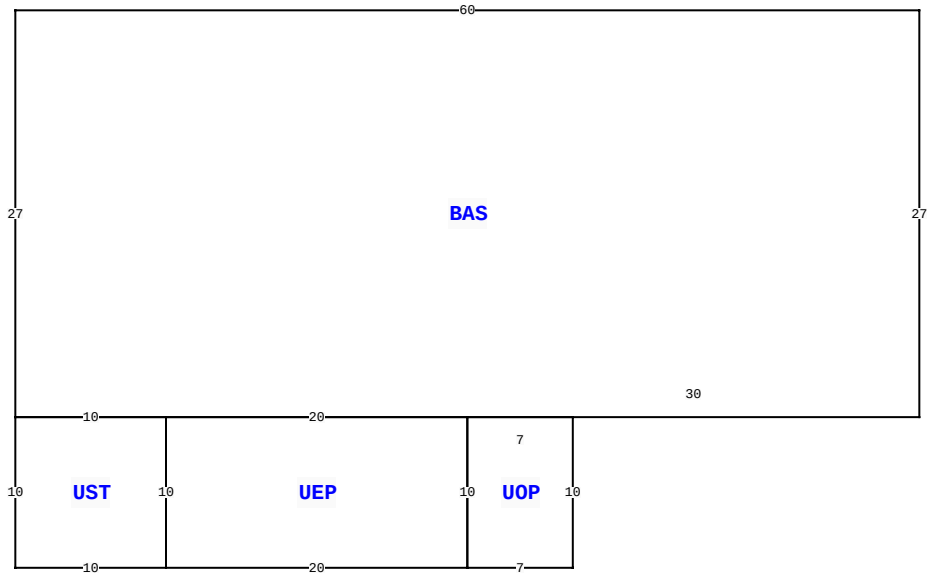
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	41,699
UEP	200	70		140	3,604
UOP	70	25		18	463
UST	100	45		45	1,158
TOTALS	1,990			1,823	46,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,823	107.2550	64.35	117,310	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 1620 HX Base Yr 2017



388 SW BOSTON TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,924
TOTAL MARKET OB/XF VALUE		22,400
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		105,324
SOH/AGL Deduction		54,014
ASSESSED VALUE		51,310
TOTAL EXEMPTION VALUE	HX HB	26,310
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,324
NCON VALUE		15,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,122

XFOB:1:1: 1991 PINEMANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050489	Right-of-Way Acce		08/01/2024
000050491	Storage Building	18,500	08/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1683	5/16/2024	WD	U	I	34	100
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: JONES WILBERT V						
1323/0398	10/03/2016	AG	U	I	21	15,285
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: WILBERT V & ALICIA						

BUILDING NOTES

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2026	2025		100	10,800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	4,600.00	4,600.00	100	2026	2025		100	4,600	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S27 E10 E20 E30 N27 $
UEP=[ORIG=-50,27] S10 E20 N10 W20 $
UST=[ORIG=-60,27] S10 E10 N10 W10 $
UOP=[ORIG=-30,27] S10 E7 N10 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,400

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	200.00	400.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 04/22/2025 BY JB Total Acres: 1.84 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 10/06/2025 BY SYS