

LOT 106, 107 & 108 UNIT 18 THREE
931-574, 931-1902, 932-1219, WD

SALYER MICHAEL E/SALYER LAURA
682 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-01101-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	84,424
FOP	580	35		203	13,224
UEP	270	70		189	12,312

TOTALS	2,146			1,688	109,960
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9946	Well	0	100	0	0	1.00	UT	4,000.00
2	0166	CONC,PAVMT	0	100	10	20	200.00	UT	3.00
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00
5	0040	BARN,POLE	0	100	10	17	170.00	UT	3.00
6	0070	CARPORT UF	0	100	7	14	98.00	UT	2.50
7	0070	CARPORT UF	0	100	26	32	832.00	UT	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0000	C	VAC RES	100		A-1	100.00	400.00	1.00
2	0200	C	MBL HM	100		A-1	0.00	0.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,688	126.0000	118.44	199,927	2003	2003	0	0	0	45.00	55.00
1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023												
UEP BAS FOP												

682 SW BOSTON TER, FORT WHITE	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0166	CONC,PAVMT	0	100	10	20	200.00	UT	3.00	3.00	100	2006	2006	3	100	600	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	0040	BARN,POLE	0	100	10	17	170.00	UT	3.00	3.00	50	2006	2006	3	50	255	
6	0070	CARPORT UF	0	100	7	14	98.00	UT	2.50	2.50	50	2006	2006	3	50	123	
7	0070	CARPORT UF	0	100	26	32	832.00	UT	2.50	2.50	50	2006	2006	3	50	1,040	

TOTAL OB/XF										20,918							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0000	C	VAC RES	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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				109,960		
TOTAL MARKET OB/XF VALUE				20,918		
TOTAL LAND VALUE - MARKET				54,000		
TOTAL MARKET VALUE				184,878		
SOH/AGL Deduction				70,561		
ASSESSED VALUE				114,317		
TOTAL EXEMPTION VALUE				HX HB 50,722		
BASE TAXABLE VALUE				63,595		
TOTAL JUST VALUE				184,878		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				184,878		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20305	M H	125	01/09/2003
19711	TR/TRAILER	75	07/05/2002
19710	TR/TRAILER	75	07/05/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1468/2403	6/09/2022	WD	Q	I	05	180,000	
GRANTOR: LEMASTER EDWARD H JR							
GRANTEE: SALYER MICHAEL E							
1411/1789	5/15/2020	WD	Q	V	05	150,000	
GRANTOR: HUBERT R & JANIE M BR							
GRANTEE: EDWARD H JR & MARTH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 UEP= W10 S27 E10 N27\$ S27 FOP= W10 S10 E58 N10 W48\$E48 N27\$.									