LOTS 122 & 123 UNIT 19 THREE RIV
738-272, DC 1387-2274, WD 1387-2

BOYER RUSSELL L/BOYER JENNIFER
308 SW MONTANA ST
FORT WHITE, FL 32038

2025

00-00-00-01234-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

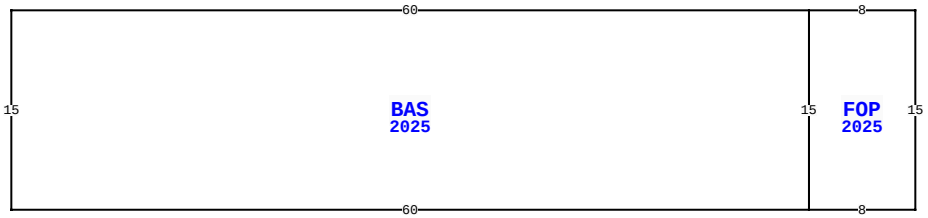
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	101,748
FOP	120	35	2025	42	4,748
TOTALS	1,020			942	106,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	942	112.0000	115.36	108,669	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 – 0% - 2025 Heated Area: 900 HX Base Yr



308 SW MONTANA ST, 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	106,496
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	142,096
SOH/AGL Deduction	0
ASSESSED VALUE	142,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,096
TOTAL JUST VALUE	142,096
NCON VALUE	115,096
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050198	Mobile Home		06/25/2024
000050071	Right-of-Way Acce		06/07/2024
41222	ELECTRICAL		01/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2137	4/25/2024	WD	P	V	98	15,000
GRANTOR: WARREN GAIL						
GRANTEE: BOYER RUSSELL L						
1505/1153	12/15/2023	TR	U	V	11	100
GRANTOR: WARREN W.D. TRUST U/A						
GRANTEE: WARREN GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-14,-15] E60 S15 W60 N15 $
FOP=[YR=2025;ORIG=46,-15] E8 S15 W8 N15 $
.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	100.00	100.00	100	2025	2024		100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0		A-1	100.00	200.00	1.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	9,000							
2	0000	C	VAC RES	0		A-1	100.00	200.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/19/2024 BY JB Total Acres: 0.92 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS