LOT 20 BLOCK 5 UNIT 23 THREE RIV

839-2416, WD 1012-911, WD 1013-2

TOUGH TERI LEIGH
124 SW BOUNDARY WAY
FORT WHITE, FL 32038

2026

00-00-00-01438-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

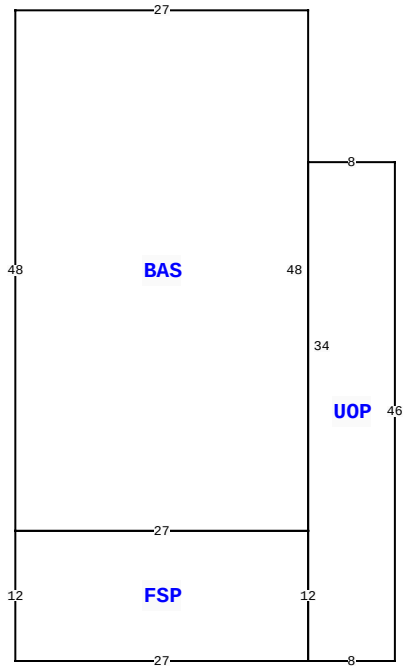
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	68,686
FSP	324	40		130	6,890
UOP	368	25		92	4,876
TOTALS	1,988			1,518	80,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,518	102.5100	96.36	146,274	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1296 HX Base Yr 2011



124 SW BOUNDARY WAY, 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		80,451
TOTAL MARKET OB/XF VALUE		23,428
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		121,879
SOH/AGL Deduction		56,023
ASSESSED VALUE		65,856
TOTAL EXEMPTION VALUE	HX HB	40,856
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24978	POOL	155	09/15/2006
24121	M H	421	02/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/0380	3/03/2010	WD	Q	I	01	76,500
GRANTOR: DINA M POTTER						
GRANTEE: TERI LEIGH TOUGH						
1159/2794	10/06/2008	QC	Q	I	01	100
GRANTOR: JOSEPH & LEONARDA MAR						
GRANTEE: DINA POTTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S48 FSP= S12 E27 N12 W27$ E27 UOP= S12 E8 N46 W8 S34$ N48$.

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	0296	SHED METAL	0	100	18	20	360.00	UT	7.00	7.00	100	2006	2006	3	100	2,520	
2	0280	POOL R/CON	0	100	14	32	448.00	UT	70.00	70.00	30	2006	2006	3	30	9,408	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0282	POOL ENCL	0	100	25	40	1,000.00	UT	15.00	15.00	30	2006	2006	3	30	4,500	

LAND DESCRIPTION

TOTAL OB/XF 23,428

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	318.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/07/2015 BY DF Total Acres: 0.73 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS