LOT 23 BLOCK 5 UNIT 23 THREE RIV
938-1531, 955-2449, QC 1206-625,

LUSHER JAMES TIMOTHY
176 SW BOUNDARY WAY
FORT WHITE, FL 32038

2026

00-00-00-01438-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

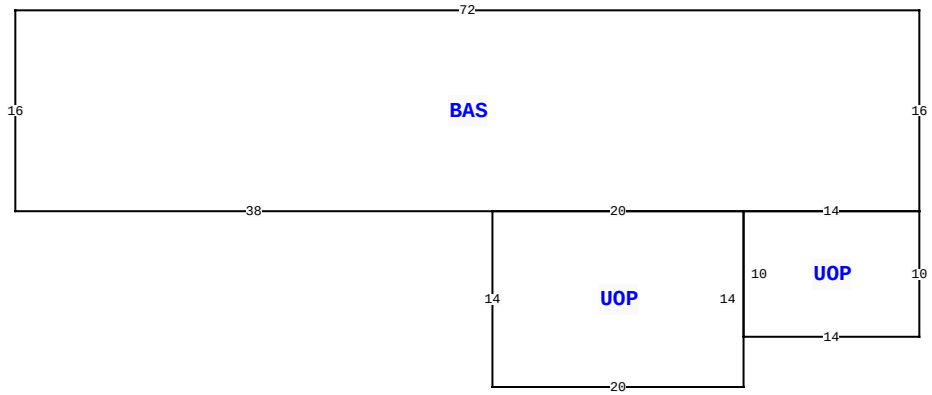
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.23 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	68,492
UOP	140	25		35	2,081
UOP	280	25		70	4,162
TOTALS	1,572			1,257	74,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,257	115.0000	108.10	135,882	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1152 HX Base Yr 2023



176 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		74,735
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		100,935
SOH/AGL Deduction		8,777
ASSESSED VALUE		92,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,436
TOTAL JUST VALUE		100,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19212	M H	125	02/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/124	4/18/2022	WD	U	I	30	46,400
GRANTOR: C & W HOLDINGS & DEVE						
GRANTEE: LUSHER JAMES TIMOTH						
1412/0969	5/22/2020	WD	U	I	35	45,900
GRANTOR: RAYMOND D & FAYE WEST						
GRANTEE: C & W HOLDINGS & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E38 UOP= S14 E20 N14 W20$ E20 UOP= S10 E14 N10 W14$ E14 N16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	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 8,200

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	0.00	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: 0.81 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS