LOT 25 BLOCK 5 UNIT 23 THREE RIV
838-978, TD 1074-531, WD 1094-12

PITMAN CHRISTOPHER
340 SW DELAWARE WAY
FORT WHITE, FL 32038

2026

00-00-00-01438-125

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
Quality	05	05

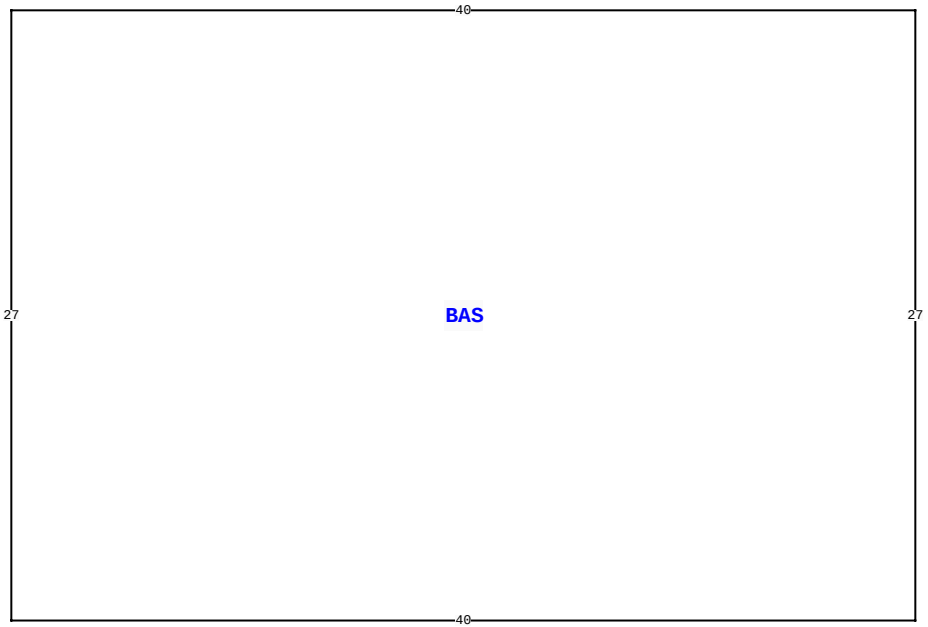
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	63,600
TOTALS	1,080			1,080	63,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.9000	107.07	115,636	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1080 HX Base Yr



234 SW BOUNDARY WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,600
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	81,700
SOH/AGL Deduction	0
ASSESSED VALUE	81,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,700
TOTAL JUST VALUE	81,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26231	M H	297	09/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/152	5/09/2025	WD	U	I	37	75,000
GRANTOR: O'BRIEN BARBARA						
GRANTEE: PITMAN CHRISTOPHER						
1134/2468	10/26/2007	WD	Q	I		95,500
GRANTOR: T S FUNDING INC						
GRANTEE: BARBARA O'BRIEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/27/2025 BY TP Total Acres: 0.87 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/03/2025 BY SYS