

N1/2 OF N1/2 OF SW1/4 OF NE1/4
EX RD R/W. (AKA LOT 13 RIVER
OAKS ESTATES S/D UNREC).

PEARSON MONICA YEVETTE
354 SW RIVER OAK CT
FORT WHITE, FL 32038

2026

05-7S-16-04137-000



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	03	03 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	5716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	33,654
UOP	384	25		96	2,493
TOTALS	1,680			1,392	36,148

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	23	24	552.00	UT	2.50	2.50	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	10.35	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,392	108.2050	64.92	90,369	1998	1998	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2021 Heated Area: 1296 HX Base Yr 2021													
48 27 27 48 32 12 12 32 BAS UOP													
354 SW RIVER OAK CT, FORT WHITE													

				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				04/07/2025			MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		36,148	
TOTAL MARKET OB/XF VALUE		11,880	
TOTAL LAND VALUE - MARKET		98,325	
TOTAL MARKET VALUE		146,353	
SOH/AGL Deduction		61,996	
ASSESSED VALUE		84,357	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		33,635	
TOTAL JUST VALUE		146,353	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,353	

PRMT:2:1: CLARK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13744	M H	125	03/10/1998
12547	M H	125	05/21/1997
8146	M H	125	03/08/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1422/0891	10/21/2020	QC	U	I	11	100	
GRANTOR: JOAN A BELLFLOWER							
GRANTEE: MONICA YEVETTE PEAR							
1211/0854	3/15/2011	WD	U	I	37	57,000	
GRANTOR: GERRICK L & ANGEL C A							
GRANTEE: JOAN A BELLFLOWER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 S27 UOP= S12 E32 N12 W32\$ E48 N27\$.											