S1/2 OF N1/2 OF SE1/4 OF NE1/4 E
LOT 7 RIVER OAKS ESTATES UNREC)
DESC IN ORB 989-1947 & EX 2.01 A

POLLOCK DONALD JAMES
475 SW RIVER OAK CT
FORT WHITE, FL 32038

**2026**

**05-7S-16-04137-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

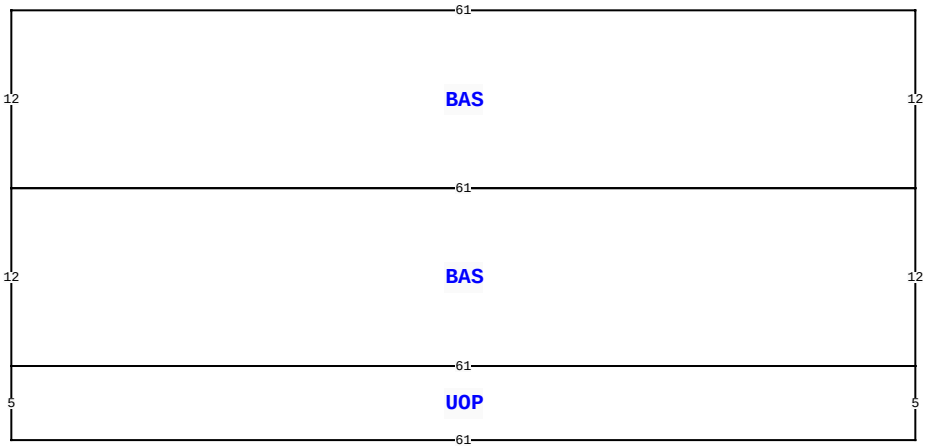
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 5716.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 732 | 100 | | 732 | 11,498 |
| BAS | 732 | 100 | | 732 | 11,498 |
| UOP | 305 | 25 | | 76 | 1,194 |
| TOTALS | 1,769 | | | 1,540 | 24,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,540 | 65.4480 | 39.27 | 60,476 | 1972 | 1972 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2024 Heated Area: 1464 HX Base Yr




475 SW RIVER OAK CT, FORT WHITE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,190 |
| TOTAL MARKET OB/XF VALUE | 8,550 |
| TOTAL LAND VALUE - MARKET | 63,365 |
| TOTAL MARKET VALUE | 96,105 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 96,105 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 96,105 |
| TOTAL JUST VALUE | 96,105 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 96,105 |

XFOB:1:1: SHUTT M H
BLDG:1:1: SHUTT MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20953 | M H | 125 | 08/05/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1356/0465 | 3/16/2018 | LE | U | I | 14 | 100 |
| GRANTOR: FRANK MCCLAIN (LE) | | | | | | |
| GRANTEE: DONALD JAMES POLLAC | | | | | | |
| 1354/2699 | 3/07/2018 | LE | U | I | 14 | 100 |
| GRANTOR: FRANK MCCLAIN (LE) | | | | | | |
| GRANTEE: DONALD JAMES POLLAC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N12 W61 S12 E61$ BAS= W61 S12 UOP= S5 E61 N5 W61$ E61 N12$.

## 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 | 0 | 12 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2008 | 2008 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,550

| 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 | 0102 | C | SFR/MH | 0 | | A-1 | 0.00 | 0.00 | 6.67 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 63,365 | | | | | | | |

REVIEW DATE 06/22/2015 BY TW Total Acres: 6.67 Total Land Value: 63,365 Market: 0 Agricultural: 0 Common: 63,365 PRINTED 11/19/2025 BY SYS