N1/2 OF N1/2 OF SE1/4 OF NE1/4
EX RD R/W. (AKA LOT 6 RIVER
OAKS ESTATES UNREC)

BUSTER PHYLLIS ANN
391 SW RIVER OAK CT
FT WHITE, FL 32038

2025

05-7S-16-04137-012

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	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01

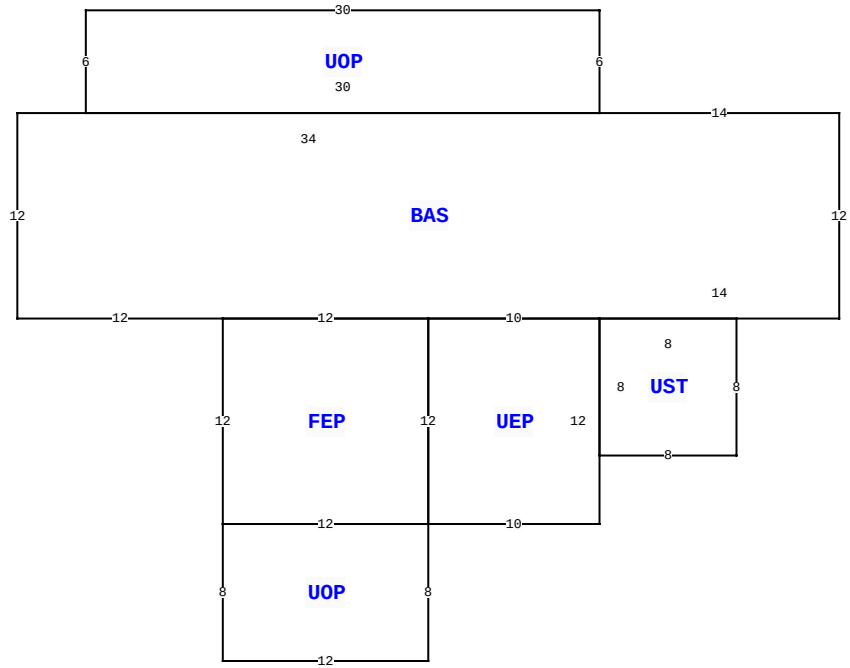
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 5716.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	7,880
FEP	144	85		122	1,669
UEP	120	70		84	1,149
UOP	96	25		24	328
UOP	180	25		45	616
UST	64	45		29	397
TOTALS	1,180			880	12,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	880	57.0000	34.20	30,096	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr



389 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	24,412
TOTAL MARKET OB/XF VALUE	13,680
TOTAL LAND VALUE - MARKET	92,055
TOTAL MARKET VALUE	130,147
SOH/AGL Deduction	37,128
ASSESSED VALUE	93,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,019
TOTAL JUST VALUE	130,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,471

PRMT:1:1: POLE BARN
XFOB:1:1: VEGA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22300	M H	268	09/14/2004
10117	STORAGE	5,000	08/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1313/2761	4/27/2016	PB	U	I	18	100
GRANTOR:CLERK OF COURT (PHILL						
GRANTEE:PHYLLIS ANN BUSTER						
1311/1376	3/17/2016	PB	U	I	18	100
GRANTOR:CLERK OF COURT (PHILL						
GRANTEE:PHYLLIS ANN BUSTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N6 W30 S6 E30$ W34 S12 E12 FEP= S12 UOP= S8 E12 N8 W12$ E12N12 W12$ E12 UEP= S12 E10 N12 W10$ E10 UST= S8 E8 N8W8$ E14 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	0294	SHED WOOD/	0	0	26	18	468.00	UT	2.00	2.00	100	1993	1993	3	100	936	
2	0040	BARN,POLE	0	0	18	72	1,296.00	UT	2.50	2.50	60	1993	1993	3	60	1,944	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 13,680

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	0.00	0.00	9.69	AC		1.00	1.00	1.00	9,500.00	9,500.00	92,055							

REVIEW DATE 06/22/2015 BY TW Total Acres: 9.69 Total Land Value: 92,055 Market: 0 Agricultural: 0 Common: 92,055 PRINTED 08/14/2025 BY SYS

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Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
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	03	03

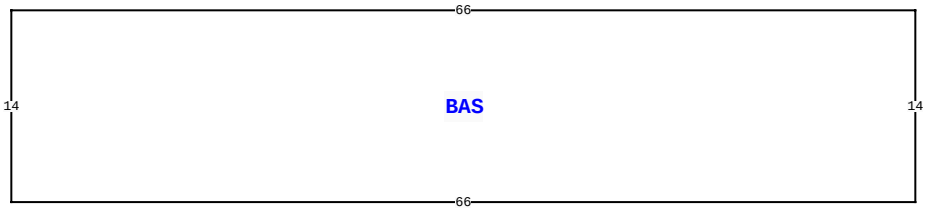
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5716.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	12,374
TOTALS	924			924	12,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	55.8000	33.48	30,936	1981	1981	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: CLERK OF COURT (PHILL						
GRANTEE: PHYLLIS ANN BUSTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/22/2015 BY TW Total Acres: 9.69 Total Land Value: 92,055 Market: 0 Agricultural: 0 Common: 92,055 PRINTED 08/14/2025 BY SYS