S1/2 OF NW1/4 OF NE1/4 OF NE1/4,
LESS & EX 25 FT OFF WEST SIDE.

GRANATO BONNIE LEE
207 SW RIVER OAK CT
FORT WHITE, FL 32038

2026

05-7S-16-04137-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

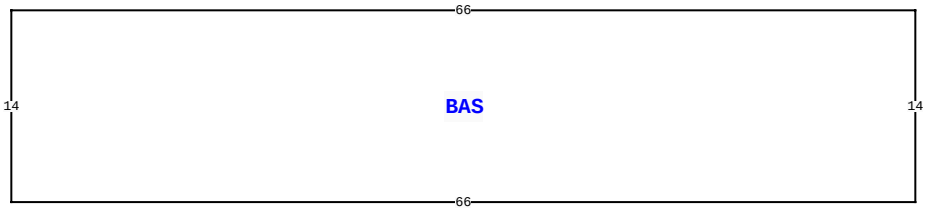
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5716.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	13,394
TOTALS	924			924	13,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	60.4080	36.24	33,486	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



207 SW RIVER OAK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,394
TOTAL MARKET OB/XF VALUE	12,944
TOTAL LAND VALUE - MARKET	47,300
TOTAL MARKET VALUE	73,638
SOH/AGL Deduction	0
ASSESSED VALUE	73,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,638
TOTAL JUST VALUE	73,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0121	9/11/2019	LE	U	I	14	100
GRANTOR: BONNIE LEE GRANATO (L						
GRANTEE: JAMES E GRANATO & R						
1027/1312	10/01/2004	WD	Q	I		49,900
GRANTOR: DONALD HEEKE						
GRANTEE: BONIE LEE GRANATO						

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
1	0297	SHED CONCR	0	0	8	46	368.00	UT	10.00	10.00	100	1993	1993	3	100	3,680	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	11	24	264.00	UT	2.00	2.00	50	1993	1993	3	50	264	

LAND DESCRIPTION

TOTAL OB/XF 12,944

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	4.73	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,300							

REVIEW DATE 06/22/2015 BY TW Total Acres: 4.73 Total Land Value: 47,300 Market: 0 Agricultural: 0 Common: 47,300 PRINTED 11/18/2025 BY SYS