

COMM AT SE COR OF NE1/4, RUN N
650.56 FT FOR POB, CONT N
162.93 FT, W 537.37 FT, SOUTH

POLLOCK DONALD/POLLOCK JESSICA
477 SW RIVER OAK CT
FORT WHITE, FL 32038

2026

05-7S-16-04137-020



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	12	HARDWOOD 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 Units	01	CONV 100 0 100

Quality	05 05
DOR CODE	0200
MAP NUM	
NEIGHBORHOOD/LOC	5716.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	130,915
TOTALS	1,512			1,512	130,915

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,512	116.6000	109.60	165,715	2016	2015	0	0	21.00	79.00	
1 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016												
477 SW RIVER OAK CT, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF 7,000												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF 7,000												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		130,915	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		28,140	
TOTAL MARKET VALUE		166,055	
SOH/AGL Deduction		83,031	
ASSESSED VALUE		83,024	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		32,302	
TOTAL JUST VALUE		166,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,026	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33613	M H	689	12/04/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1300/1147	8/27/2015	QC	U	V	11
GRANTOR: FRANK R MCCLAIN					
GRANTEE: DONALD & JESSICA PO					
1307/0087	7/28/2015	QC	U	V	11
GRANTOR: FRANK R MCCLAIN					
GRANTEE: DONALD & JESSICA PO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W56 S27 E56 N27\$.									