

COMM SE COR OF SE1/4 OF NW1/4, F
FT, W 599.48 FT, S 667.71 FT, E 6

WILLIAMS CHARLES/WILLIAMS KARI
199 SW BOULDER GLN
FORT WHITE, FL 32038

2026

07-7S-17-09932-000



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	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	7717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	134,266
TOTALS	2,280			2,280	134,266

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN, POLE	0 100	12	24	288.00	UT	7.00	7.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00

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	9.35

REVIEW DATE 11/08/2017 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,280	113.9000	107.07	244,120	2006	2006		0	0	45.00	55.00	
1 MANUF 1 100% - 2013 Heated Area: 2280 HX Base Yr 2013													
30 76 30													
BAS													
76													
199 SW BOULDER GLN, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

L N	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	0040	BARN, POLE	0 100	12	24	288.00	UT	7.00	7.00	25	2006	2006	3	25	504	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

TOTAL OB/XF									
11,104									
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	9.35

Total Acres: 9.35 Total Land Value: 88,825 Market: 0 Agricultural: 0 Common: 88,825

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		134,266	
TOTAL MARKET OB/XF VALUE		11,104	
TOTAL LAND VALUE - MARKET		88,825	
TOTAL MARKET VALUE		234,195	
SOH/AGL Deduction		113,714	
ASSESSED VALUE		120,481	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		69,759	
TOTAL JUST VALUE		234,195	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26175	SFR	984	08/28/2007
24788	M H	337	07/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/1273	4/02/2012	WD	Q	I	01	110,000
GRANTOR: RICHARD L NELSON & ZE						
GRANTEE: CHARLES & KARI WILL						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W76 S30 E76 N30\$.									
OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

PRINTED 11/19/2025 BY SYS