LOT 40 TUSTENUGGEE HILLS S/D.
700-450, PB 853-1558, 861-561, 9

BOMAN NICHOLLE/BOMAN TIMOTHY
138 SW WIGWAM CT
FORT WHITE, FL 32038

2026

08-6S-17-09626-140

BUILDING CHARACTERISTICS

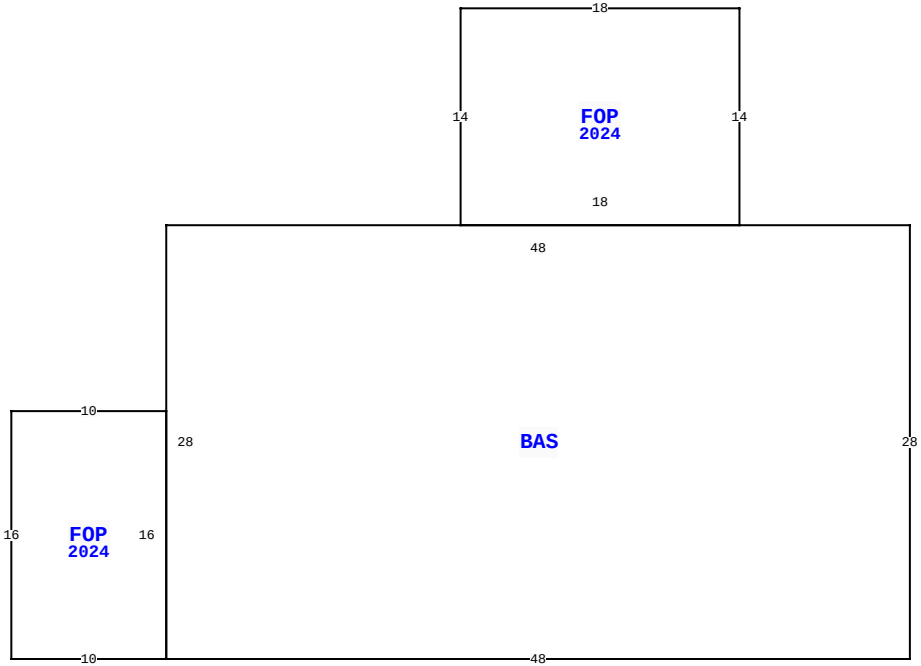
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	8617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	124,566
FOP	160	35	2024	56	5,190
FOP	252	35	2024	88	8,156
TOTALS	1,756			1,488	137,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,488	118.5000	117.32	174,572	2000	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2026 Heated Area: 1344 HX Base Yr 2026



138 SW WIGWAM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,912
TOTAL MARKET OB/XF VALUE		30,460
TOTAL LAND VALUE - MARKET		40,300
TOTAL MARKET VALUE		208,672
SOH/AGL Deduction		0
ASSESSED VALUE		208,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,950
TOTAL JUST VALUE		208,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17868	M H	125	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1822	5/22/2023	WD	Q	I	01	250,000
GRANTOR: STARLING KIM DUANA						
GRANTEE: BOMAN NICHOLLE						
1427/1727	1/06/2021	WD	Q	I	01	138,000
GRANTOR: JOHNSON JOANN						
GRANTEE: STARLING KIM DUANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S28 E48 N28 $
FOP=[YR=2024;ORIG=-58,12] S16 E10 N16 W10 $
FOP=[YR=2024;ORIG=-29,-14] S14 E18 N14 W18 $
.

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	100	8	10	80.00	UT	12.00	12.00	100	2001	2001	3	100	960	
2	0040	BARN,POLE	0	100	10	16	160.00	UT	5.00	5.00	100	2001	2001	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
7	0040	BARN,POLE	0	100	60	40	2,400.00	UT	8.00	8.00	100	2024	2023		100	19,200	

LAND DESCRIPTION

TOTAL OB/XF 30,460

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	100		00	0.00	0.00	4.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,300							

REVIEW DATE 10/10/2023 BY ME Total Acres: 4.03 Total Land Value: 40,300 Market: 0 Agricultural: 0 Common: 40,300 PRINTED 11/20/2025 BY SYS