LOT 2 HERNDON ACRES S/D.

882-980, 1042-2509, WD 1057-2384

FRALICK JAMES DWIGHT/FRALICK CHELSEY RAYNE
163 SW BOUNDARY WAY
FORT WHITE, FL 32038

2026

19-6S-16-03876-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

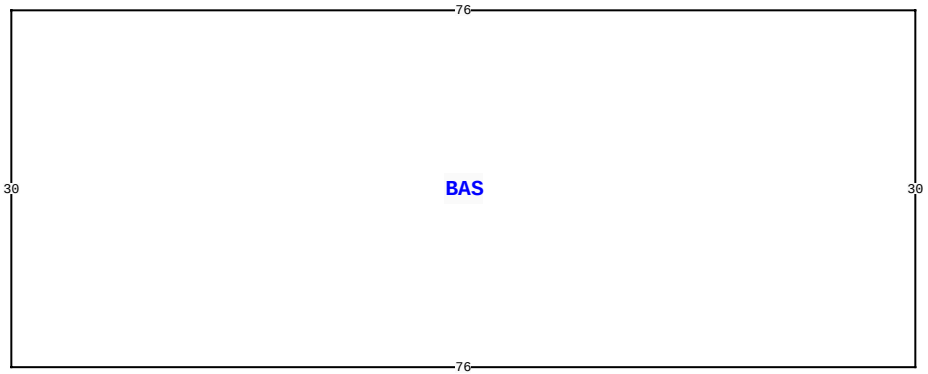
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	19616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	252,243
TOTALS	2,280			2,280	252,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,280	115.5000	118.96	271,229	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2023 Heated Area: 2280 HX Base Yr 2023



163 SW BOUNDARY WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,243
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		277,243
SOH/AGL Deduction		9,391
ASSESSED VALUE		267,852
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,130
TOTAL JUST VALUE		277,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041824	Mobile Home		04/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/2709	8/17/2020	WD	Q	V	01	21,300
GRANTOR: CHARLES F O'DONNELL						
GRANTEE: JAMES DWIGHT & CHEL						
1079/2669	3/16/2006	QC	Q	V	01	100
GRANTOR: CHARLES F O'DONNELL &						
GRANTEE: CHALRES F O'DONNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=25,16] E76 S30 W76 N30 $
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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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/06/2021 BY JB Total Acres: 2.19 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS