LOT 5 HERNDON ACRES S/D.

876-1732, 961-794, AG 1170-867,

DISTON ROBERT JR/DISTON GWENDOLYN
235 SW BOUNDARY WAY
FORT WHITE, FL 32038

2026

19-6S-16-03876-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

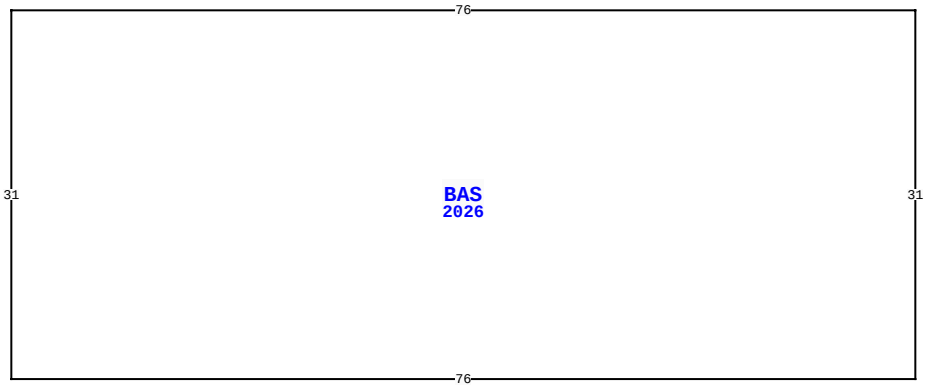
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,356	100	2026	2,356	259,426
TOTALS	2,356			2,356	259,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,356	113.5000	112.36	264,720	2024	2024	0	0	0	2.00	98.00

2 MANUF 2 100% - 2026 Heated Area: 2356 HX Base Yr 2017



235 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		259,426
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		287,326
SOH/AGL Deduction		9,847
ASSESSED VALUE		277,479
TOTAL EXEMPTION VALUE	HX HB 13	277,479
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,326
NCON VALUE		262,126
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,931

LAND:1:1: 2.19 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053257	Mobile Home		05/29/2025
24862	M H	311	08/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/0895	3/11/2016	WD	U	I	12	45,000
GRANTOR: CAPITAL RESOURSES FIN						
GRANTEE: ROBERT & GWENDOLYN						
1245/2236	11/08/2012	WD	U	I	12	26,200
GRANTOR: LEON D DOUGLAS						
GRANTEE: CAPITAL RESOURCES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,9] E76 S31 W76 N31 $

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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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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 06/20/2025 BY randall Total Acres: 2.19 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS