

LOT 6 HERNDON ACRES S/D.
835-374, DC 1548-963, LE 1547-21

PARKER CLEO P
275 SW BOUNDARY WAY
FORT WHITE, FL 32038

2026

19-6S-16-03876-106



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE 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	1,404	100		1,404	37,787
TOTALS	1,404			1,404	37,787

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,404	104.3100	62.59	87,876	2004	2004	0	0	0 57.00	43.00
1 MOBILE HME 100% - 2004 Heated Area: 1404 HX Base Yr 2004											
275 SW BOUNDARY WAY, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/09/2022 MLU											

TOTAL OB/XF											
7,700											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 37,787											
TOTAL MARKET OB/XF VALUE 7,700											
TOTAL LAND VALUE - MARKET 18,000											
TOTAL MARKET VALUE 63,487											
SOH/AGL Deduction 7,216											
ASSESSED VALUE 56,271											
TOTAL EXEMPTION VALUE HX HB WX DX 41,271											
BASE TAXABLE VALUE 15,000											
TOTAL JUST VALUE 63,487											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 67,002											
LAND:1:1: 2.19 AC											
PERMIT NUM DESCRIPTION AMT ISSUED											
000045862 Roof Replacement 12,825 11/07/2022											
20997 M H 125 08/20/2003											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE											
1547/2115 8/22/2025 LE U I 14 100											
GRANTOR: PARKER CLEO P (ENH LI											
GRANTEE: BRANCH SANDRA K (RM											
0835/0374 2/17/1997 WD Q V 8,500											
GRANTOR: HERNDON											
GRANTEE: PARKER											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											