BEG NE SEC COR, W 284.85 FT, S 1
284.85 FT, N 1325.92 FT TO POB.

PARKER KAREN/PARKER WALTER D
P O BOX 2603
HIGH SPRINGS, FL 32643

2025

19-7S-17-10023-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

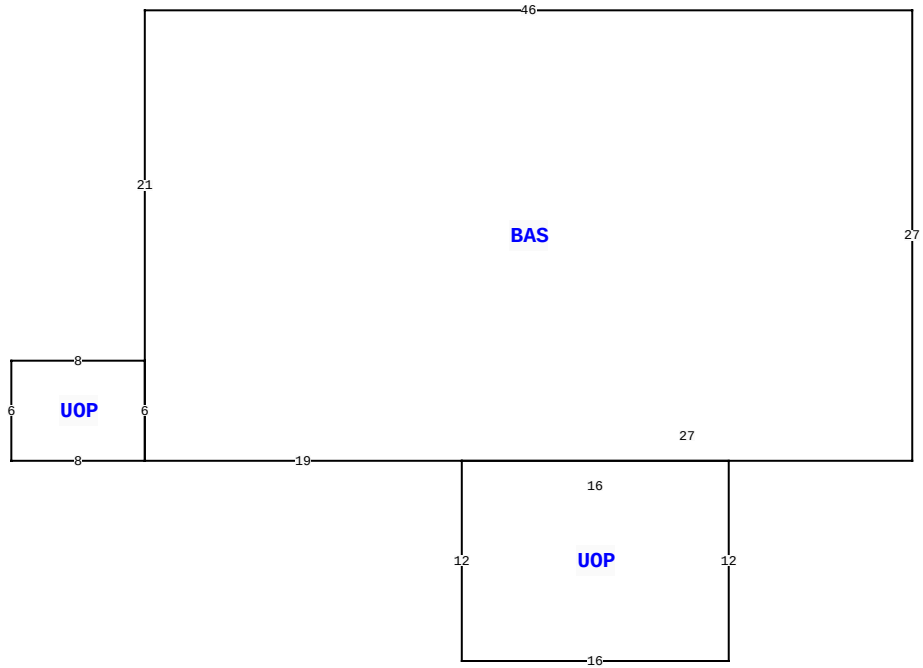
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100		1,242	36,038
UOP	48	25		12	348
UOP	192	25		48	1,393
TOTALS	1,482			1,302	37,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,302	120.9000	72.54	94,447	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 2024 Heated Area: 1242 HX Base Yr



539 SW BONIFAY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,779
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	41,182
TOTAL MARKET VALUE	87,461
SOH/AGL Deduction	1,860
ASSESSED VALUE	85,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,601
TOTAL JUST VALUE	87,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0579/0805	12/01/1985	WD	Q	V	01	24,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S21 UOP= W8 S6 E8 N6$ S6 E19 UOP= S12 E16 N12 W16$ E27 N27$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0102	C	SFR/MH	0		A-1	0.00	0.00	8.67	AC		1.00	1.00	0.50	9,500.00	4,750.00	41,182							

REVIEW DATE 12/13/2017 BY BC Total Acres: 8.67 Total Land Value: 41,182 Market: 0 Agricultural: 0 Common: 41,182 PRINTED 07/25/2025 BY SYS