COMM NE COR, RUN W 854.88 FT
FOR POB, RUN S 1323.97 FT, W
285.20 FT, N 1323.32 FT, E

CAMPIONE DAVID M
391 SW BONIFAY GLN
FORT WHITE, FL 32038

2025

19-7S-17-10023-011

BUILDING CHARACTERISTICS

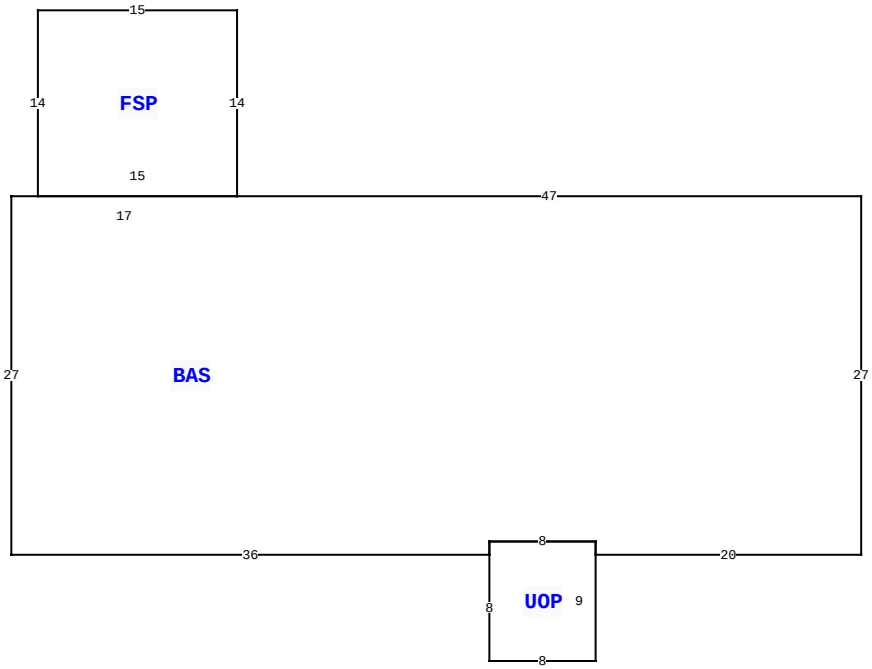
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,720	100		1,720	47,018
FSP	210	40		84	2,296
UOP	72	25		18	492
TOTALS	2,002			1,822	49,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,822	113.9000	68.34	124,515	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 0 Heated Area: 1720 HX Base Yr



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

391 SW BONIFAY GLN, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,806
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		41,182
TOTAL MARKET VALUE		100,788
SOH/AGL Deduction		47,941
ASSESSED VALUE		52,847
TOTAL EXEMPTION VALUE	HX HB WR	32,847
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		100,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,761

XFOB:1:1: CLARMONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1318/2088	7/18/2016	QC	U	I	11	24,500
GRANTOR: SUSAN K & DAVID M CAM						
GRANTEE: DAVID M CAMPIONE (M						
0651/0562	4/30/1988	WD	U	V		24,500
GRANTOR: WILSON ROY J						
GRANTEE: WEBB SUSAN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FSP= N14 W15 S14 E15$ W17 S27 E36 UOP= S8 E8 N9 W8 S1$ N1 E8 S1 E20 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	0294	SHED WOOD/	0	100	16	20	320.00	UT	7.50	7.50	100	1995	1995	3	100	2,400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
3	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 9,800

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	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 07/29/2025 BY SYS