

4.75 AC OFF N SIDE OF NE1/4 OF S
DESC AS BEGIN AT NE COR OF SE1/4
155.73 FT, W 1327.51 FT TO W LIN

BOYKO MICHAEL/BOYKO JODI
244 NW JOEL GLN
WHITE SPRINGS, FL 32096

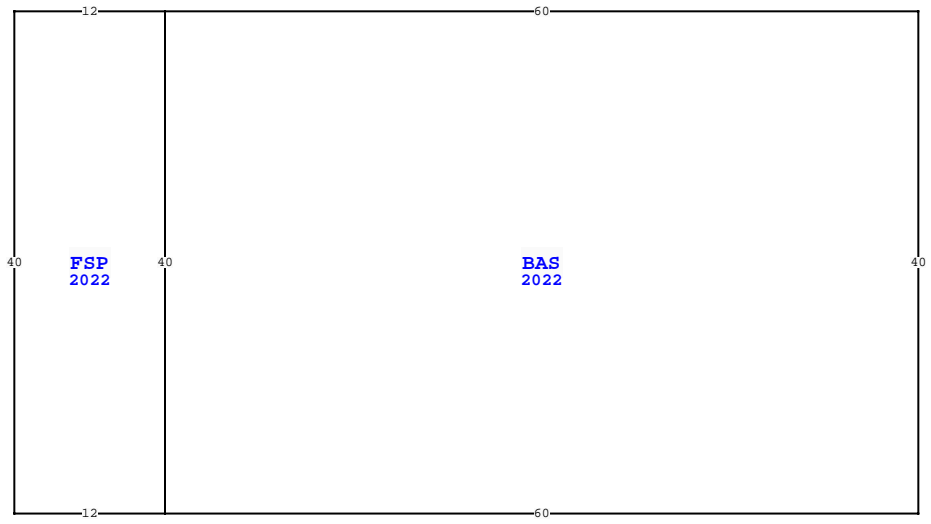
2025

23-2S-15-00076-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	05	STEEL	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	23215.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,400	100	2022
FSP	480	40	2022
TOTALS	2,880		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/PREMTL	- 100%	- 2022		Heated Area: 2400					HX Base Yr	2022



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,440	
TOTAL MARKET OB/XF VALUE		9,664	
TOTAL LAND VALUE - MARKET		29,925	
TOTAL MARKET VALUE		260,029	
SOH/AGL Deduction		112,976	
ASSESSED VALUE		147,053	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		96,331	
TOTAL JUST VALUE		260,029	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,162	
SALE:2:1: 4.75 AC			
LAND:1:1: 4.75 AC'S TOTAL:2.38 AC'S AE/Y:2.37 AC'S			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
39828	SFR	0	05/27/2020
36355	TR/TRAILER	257	02/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1240	11/01/2019	WD	Q	I	05	53,000
GRANTOR: LIVE OAK AG INC						
GRANTEE: MICHAEL & JODI BOYK						
1337/1288	4/27/2017	WD	Q	V	01	22,500
GRANTOR: JERRY D & VIRGINIA L						
GRANTEE: LIVE OAK AG INC						

EXTRA FEATURES		244 NW JOEL GLN, WHITE SPRINGS														
L N	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	0070	CARPORT UF	0	100	0	0			0.00	100	2018	2018	3	100	1,600	
2	0296	SHED METAL	0	100	32	28			9.00	100	2022	2021		100	8,064	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=59,21] S40 E60 N40 W60 \$									
FSP=[YR=2022;ORIG=47,21] S40 E12 N40 W12 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	2.38	AC		1.00	1.00	0.90	7,000.00	6,300.00	14,994							
2	0000	C	VAC RES	100		00	0.00	0.00	2.37	AC		1.00	1.00	0.90	7,000.00	6,300.00	14,931							