LOT 17 FAIRVIEW ESTATES S/D.
ORB 628-246, 648-207, 700-638,
710-446, 730-403, DC 1391-773,

BOYER MARILYN J
2839 SW CR 138
FORT WHITE, FL 32038

2026

23-7S-16-04323-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

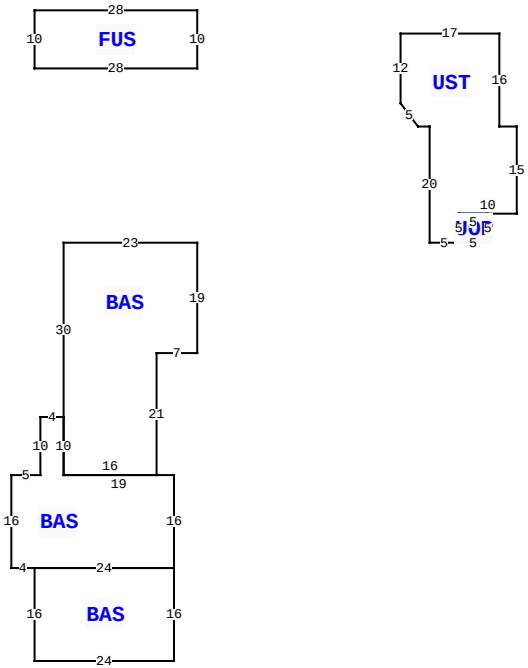
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	24,892
BAS	488	100		488	31,634
BAS	773	100		773	50,109
FUS	280	100		280	18,151
UOP	25	20		5	324
UST	516	45		232	15,039
TOTALS	2,466			2,162	140,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	89.0460	99.73	215,616	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1925 HX Base Yr 2007



2839 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE	10/27/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,150
TOTAL MARKET OB/XF VALUE		7,569
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		197,719
SOH/AGL Deduction		65,777
ASSESSED VALUE		131,942
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		26,220
TOTAL JUST VALUE		197,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,876

PRMT:1:1: POWER TO SHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14635	PUMP/UTPOL	30	10/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0730/0403	9/04/1990	WD	Q	V		13,000
GRANTOR: BOUCHARD WM						
GRANTEE: BOYER STEPHEN						
0710/0446	1/16/1990	WD	U	V		7,000
GRANTOR: FLEET FINANCE						
GRANTEE: WILLIAM BOUCHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S30 BAS= W4 S10 W5 S16 E4 BAS= S16 E24 N16 W24$ E24 N16 W19 N10$ S10 E16 N21 E7 N19$ PTR= N30 FUS= N10 W28 S10 E28$ S30$ PTR= E40 UST= E5 UOP= E5 N5 W5 S5$ N5 E10 N15 W3 N16 W17 S12 R3 D4 E2 S20$ W40$.

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	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	112.50	112.50	100	0	0	3	100	113	
3	0210	GARAGE U	0	100	14	24	1.00	UT	600.00	600.00	100	0	0	3	100	600	
4	0031	BARN,MT AE	0	100	24	47	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
5	0166	CONC,PAVMT	0	100	24	27	1.00	UT	0.00	0.00	100	1993	1993	3	100	972	
6	0252	LEAN-TO W/	0	100	14	28	392.00	UT	2.00	2.00	100	2004	2004	3	100	784	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,569

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.00	25,000.00	50,000.00	50,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 4.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 09/30/2025 BY SYS