LOTS 14 & 15 BLOCK F SPRING HILL

BOLAND CHRISTOPHER GEORGE/MILLER TERESA LYNN
431 SW HICKORY GLN
FORT WHITE, FL 32038

2026

36-5S-15-00488-109

BUILDING CHARACTERISTICS

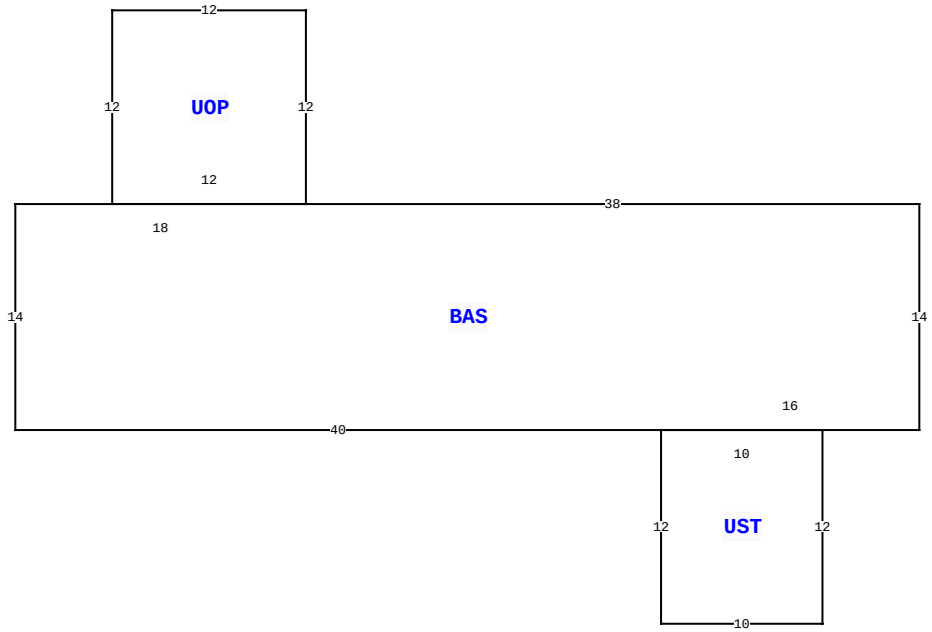
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	15,056
UOP	144	25		36	691
UST	120	45		54	1,037
TOTALS	1,048			874	16,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	874	80.0100	48.01	41,961	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2023 Heated Area: 784 HX Base Yr 2023



431 SW HICKORY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,324
TOTAL MARKET OB/XF VALUE		17,750
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		74,474
SOH/AGL Deduction		1,066
ASSESSED VALUE		73,408
TOTAL EXEMPTION VALUE	HA HAB WX	22,051
BASE TAXABLE VALUE		51,357
TOTAL JUST VALUE		74,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13875	M H	75	04/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/1308	7/13/2018	QC	U	I	11	100
GRANTOR: CHRISTOPHER GEORGE BO						
GRANTEE: CHRISTOPHER GEORGE						
1151/2336	6/05/2008	WD	U	I		100
GRANTOR: TERRY CURL						
GRANTEE: TERRY CURL & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N12 W12 S12 E12$ W18 S14 E40 UST= S12 E10 N12 W10$ E16 N14$.

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	0285	SALVAGE	0	50	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	
2	0296	SHED METAL	0	50	0	0	1.00	UT	800.00	800.00	25	2005	2005	3	25	200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,750

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	299.00	1.00	LT		1.00	1.00	0.90	13,000.00	11,700.00	11,700							
2	0200	C	MBL HM	50		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	13,000.00	11,700.00	11,700							

REVIEW DATE 07/29/2016 BY DF Total Acres: 2.19 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/07/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

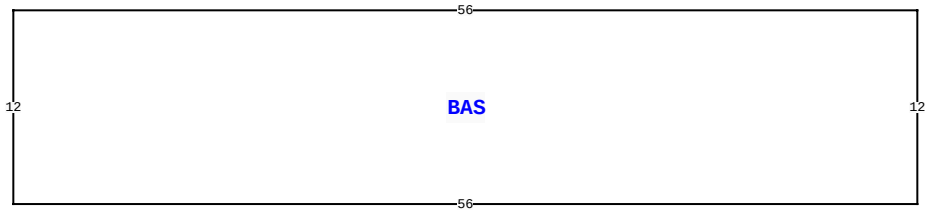
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,319
TOTALS	672			672	10,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	63.9900	38.39	25,798	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr 2023



431 SW HICKORY GLN, FORT WHITE

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BASE TAXABLE VALUE		51,357
TOTAL JUST VALUE		74,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/1308	7/13/2018	QC	U	I	11	100
GRANTOR: CHRISTOPHER GEORGE BO						
GRANTEE: CHRISTOPHER GEORGE						
1151/2336	6/05/2008	WD	U	I		100
GRANTOR: TERRY CURL						
GRANTEE: TERRY CURL & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/29/2016 BY DF Total Acres: 2.19 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/07/2025 BY SYS

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Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

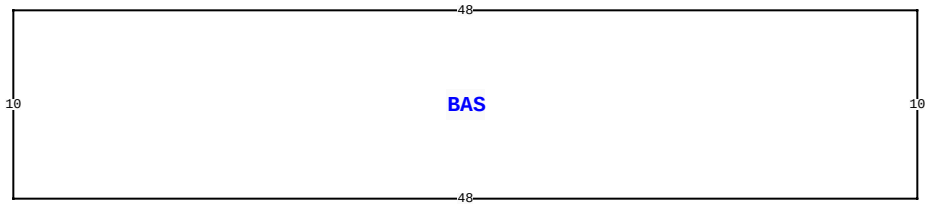
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	6,221
TOTALS	480			480	6,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	480	54.0000	32.40	15,552	1983	1983	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 480 HX Base Yr 2023



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1151/2336	6/05/2008	WD	U	I		100
GRANTOR: TERRY CURL						
GRANTEE: TERRY CURL & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S10 E48 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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