LOTS 53, 54 & 55 UNIT 18 THREE R
470-246, 536-633, 598-639, 621-8

BOIVIN PAUL/WEST MARIA
541 LUSARA CT
DUENDIN, FL 34698

2027

00-00-00-01068-000

BUILDING CHARACTERISTICS

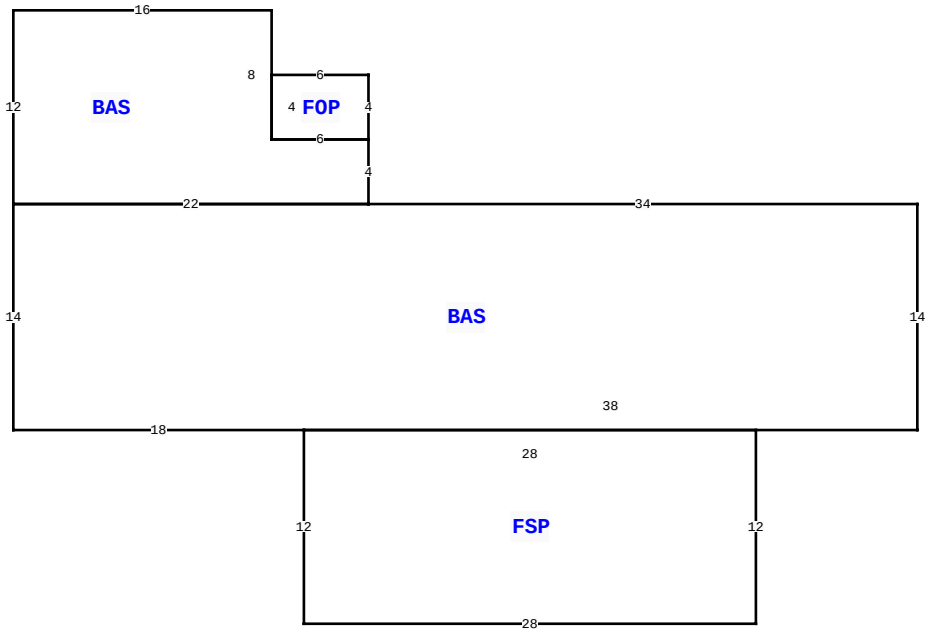
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	5,407
BAS	784	100		784	19,625
FOP	24	35		8	200
FSP	336	40		134	3,354
TOTALS	1,360			1,142	28,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,142	104.3000	62.58	71,466	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1000 HX Base Yr



549 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,294
TOTAL MARKET OB/XF VALUE	30,240
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	298,334
SOH/AGL Deduction	0
ASSESSED VALUE	298,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,334
TOTAL JUST VALUE	298,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,214

XFOB:2:1: OLYM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27633	M H	375	02/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2256	7/17/2020	WD	Q	I	01	168,000
GRANTOR: JOSEPH G & LERA L WAL						
GRANTEE: PAUL BOIVIN & MARIE						
0890/0800	9/21/1999	WD	Q	V		5,000
GRANTOR: BROWN						
GRANTEE: WALSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= N4 FOP= N4 W6 S4 E6$ W6 N8 W16 S12 E22$ W22 S14 E18 FSP= S12 E28 N12 W28$ E38 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	8	10	80.00	UT	4.00	4.00	100	1993	1993	3	100	320	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000	
6	0020	BARN,FR	0	0	20	40	800.00	UT	12.00	12.00	100	2009	2009	3	100	9,600	
7	0294	SHED WOOD/	0	0	12	40	480.00	UT	12.00	12.00	100	2009	2009	3	100	5,760	
8	0252	LEAN-TO W/	0	0	12	40	480.00	UT	2.00	2.00	100	2009	2009	3	100	960	
9	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
10	0040	BARN,POLE	0	0	20	30	600.00	UT	2.50	2.50	100	2015	2015	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 28,740

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	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							
2	0000	C	VAC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	21,600							

REVIEW DATE 12/11/2015 BY DF Total Acres: 2.75 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 11/18/2026 BY SYS

LOTS 53, 54 & 55 UNIT 18 THREE R
470-246, 536-633, 598-639, 621-8

BOIVIN PAUL/WEST MARIA
541 LUSARA CT
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BUILDING CHARACTERISTICS

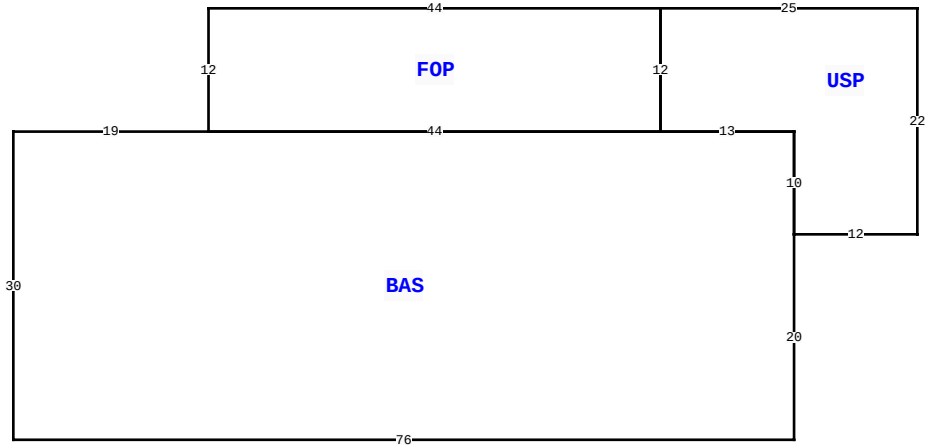
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	152,501
FOP	528	35		185	12,374
USP	420	35		147	9,833
TOTALS	3,228			2,612	174,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,612	117.9000	109.65	286,406	2009	2009	0	0	0	39.00	61.00

2 MANUF 1 0% - 2021 Heated Area: 2280 HX Base Yr



549 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
12	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
13	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
14	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	300,214

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GRANTEE: PAUL BOIVIN & MARIE						
0890/0800	9/21/1999	WD	Q	V		5,000
GRANTOR: BROWN						
GRANTEE: WALSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S30 E76 N20 USP= E12 N22 W25 S12 E13 S10$ N10 W13
FOP= N12 W44 S12 E44$ W44$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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

REVIEW DATE 12/11/2015 BY DF Total Acres: 2.75 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 11/18/2026 BY SYS