LOT 106, 107 & 108 UNIT 18 THREE
931-574, 931-1902, 932-1219, WD

SALYER MICHAEL E/SALYER LAURA
682 SW BOSTON TER
FORT WHITE, FL 32038

2027

00-00-00-01101-000

BUILDING CHARACTERISTICS

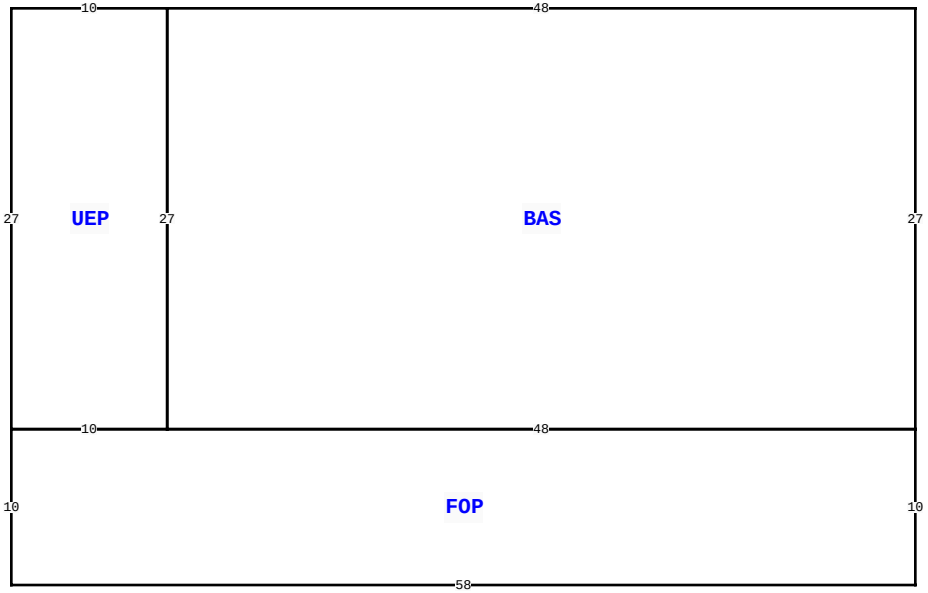
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,296	100		1,296	83,526
FOP	580	35		203	13,083
UEP	270	70		189	12,181
TOTALS	2,146			1,688	108,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,688	126.0000	117.18	197,800	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023



682 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
1	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0166	CONC,PAVMT	0	100	10	20	200.00	UT	3.00	3.00	100	2006	2006	3	100	600	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	0040	BARN,POLE	0	100	10	17	170.00	UT	3.00	3.00	50	2006	2006	3	50	255	
6	0070	CARPORT UF	0	100	7	14	98.00	UT	2.50	2.50	50	2006	2006	3	50	123	
7	0070	CARPORT UF	0	100	26	32	832.00	UT	2.50	2.50	50	2006	2006	3	50	1,040	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,790
TOTAL MARKET OB/XF VALUE		20,918
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		201,708
SOH/AGL Deduction		84,304
ASSESSED VALUE		117,404
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,993
TOTAL JUST VALUE		201,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20305	M H	125	01/09/2003
19711	TR/TRAILER	75	07/05/2002
19710	TR/TRAILER	75	07/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1468/2403	6/09/2022	WD	Q	I	05	180,000
GRANTOR: LEMASTER EDWARD H JR						
GRANTEE: SALYER MICHAEL E						
1411/1789	5/15/2020	WD	Q	V	05	150,000
GRANTOR: HUBERT R & JANIE M BR						
GRANTEE: EDWARD H JR & MARTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UEP= W10 S27 E10 N27$ S27 FOP= W10 S10 E58 N10 W48$E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,918

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	0000	C	VAC RES	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 05/05/2021 BY MLU Total Acres: 2.76 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/18/2026 BY SYS