

LOTS 122 & 123 UNIT 19 THREE RIV  
738-272, DC 1387-2274, WD 1387-2

BOYER RUSSELL L/BOYER JENNIFER  
308 SW MONTANA ST  
FORT WHITE, FL 32038

**2026**

00-00-00-01234-000

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	100000.19 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	103,723
FOP	120	35	2025	42	4,840
TOTALS	1,020			942	108,563

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	3	100%	- 2025	Heated Area: 900		HX Base Yr 2025																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/30/2024</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/30/2024	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,563	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		144,163	
SOH/AGL Deduction		0	
ASSESSED VALUE		144,163	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		92,752	
TOTAL JUST VALUE		144,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050198	Mobile Home		06/25/2024
000050071	Right-of-Way Acce		06/07/2024
41222	ELECTRICAL		01/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2137	4/25/2024	WD	P	V	98	15,000
GRANTOR: WARREN GAIL						
GRANTEE: BOYER RUSSELL L						
1505/1153	12/15/2023	TR	U	V	11	100
GRANTOR: WARREN W.D. TRUST U/A						
GRANTEE: WARREN GAIL						

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
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	100.00	100.00	100	2025	2024		100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

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	0200	C	MBL HM	100		A-1	100.00	200.00	1.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100		A-1	100.00	200.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES													
BAS=[YR=2025;ORIG=-14,-15] E60 S15 W60 N15 \$ FOP=[YR=2025;ORIG=46,-15] E8 S15 W8 N15 \$													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=-14,-15] E60 S15 W60 N15 \$ FOP=[YR=2025;ORIG=46,-15] E8 S15 W8 N15 \$													