LOT 22 BLOCK 5 UNIT 23 THREE RIV
838-980, DC 1480-2638, WD 1480-2

DORNER MELANIE/JOHANNESEN JOSHUA
172 SW BOUNDARY WAY
FT WHITE, FL 32038

2027

00-00-00-01438-122

BUILDING CHARACTERISTICS

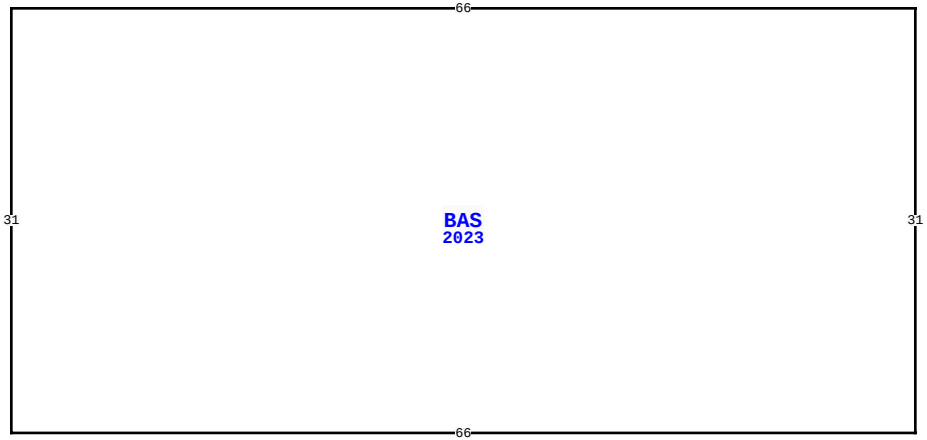
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2023	2,046	225,139
TOTALS	2,046			2,046	225,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,046	117.0000	115.83	236,988	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2046 HX Base Yr 2023



172 SW BOUNDARY WAY, 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,139
TOTAL MARKET OB/XF VALUE		12,100
TOTAL LAND VALUE - MARKET		22,800
TOTAL MARKET VALUE		260,039
SOH/AGL Deduction		1,190
ASSESSED VALUE		258,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,438
TOTAL JUST VALUE		260,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046760	Electrical Servic	0	03/16/2023
000043878	Mobile Home		03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2639	12/12/2022	WD	U	I	11	100
GRANTOR: DORNER MELANIE						
GRANTEE: DORNER MELANIE						
0838/0980	4/18/1997	WD	U	V	13	3,700
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: DORNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,14] E66 S31 W66 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,100

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	100		A-1	100.00	340.00	1.00	LT		1.00	1.00	0.95	24,000.00	22,800.00	22,800							

REVIEW DATE 06/21/2023 BY TW Total Acres: 0.78 Total Land Value: 22,800 Market: 0 Agricultural: 0 Common: 22,800 PRINTED 11/17/2026 BY SYS