

LOT 23 BLOCK 5 UNIT 23 THREE RIV
938-1531, 955-2449, QC 1206-625,

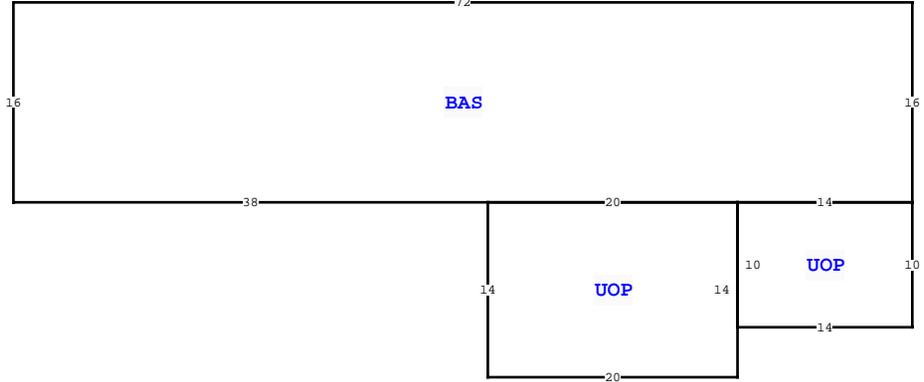
LUSHER JAMES TIMOTHY
176 SW BOUNDARY WAY
FORT WHITE, FL 32038

2026

00-00-00-01438-123

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
	2 100				
	2 100				
1.	1. 100				
01	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		100000.23	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	68,492
UOP	140	25		35	2,081
UOP	280	25		70	4,162
TOTALS	1,572			1,257	74,735

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,257	115.0000	108.10	135,882	1996	1996	0	0	45.00	55.00	
1 MANUF 1 100% - 2023 Heated Area: 1152 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		74,735	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		106,935	
SOH/AGL Deduction		15,045	
ASSESSED VALUE		91,890	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		40,479	
TOTAL JUST VALUE		106,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,935	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19212	M H	125	02/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/124	4/18/2022	WD U	I	I	30	46,400
GRANTOR: C & W HOLDINGS & DEVE						
GRANTEE: LUSHER JAMES TIMOTHY						
1412/0969	5/22/2020	WD U	I	I	35	45,900
GRANTOR: RAYMOND D & FAYE WEST						
GRANTEE: C & W HOLDINGS & DE						

EXTRA FEATURES		176 SW BOUNDARY WAY, FORT WHITE														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W72 S16 E38 UOP= S14 E20 N14 W20\$ E20 UOP= S10 E14 N10 W14\$ E14 N16\$.												

LAND DESCRIPTION													TOTAL OB/XF 8,200												
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	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000								