LOT 25 BLOCK 5 UNIT 23 THREE RIV
838-978, TD 1074-531, WD 1094-12

BEAUREGARD MARGO SMITH
234 SW BOUNDRY WAY
FORT WHITE, FL 32038

**2027**

**00-00-00-01438-125**

## 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 | 13 | LAM/VNLPLK 100 |
| 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 |

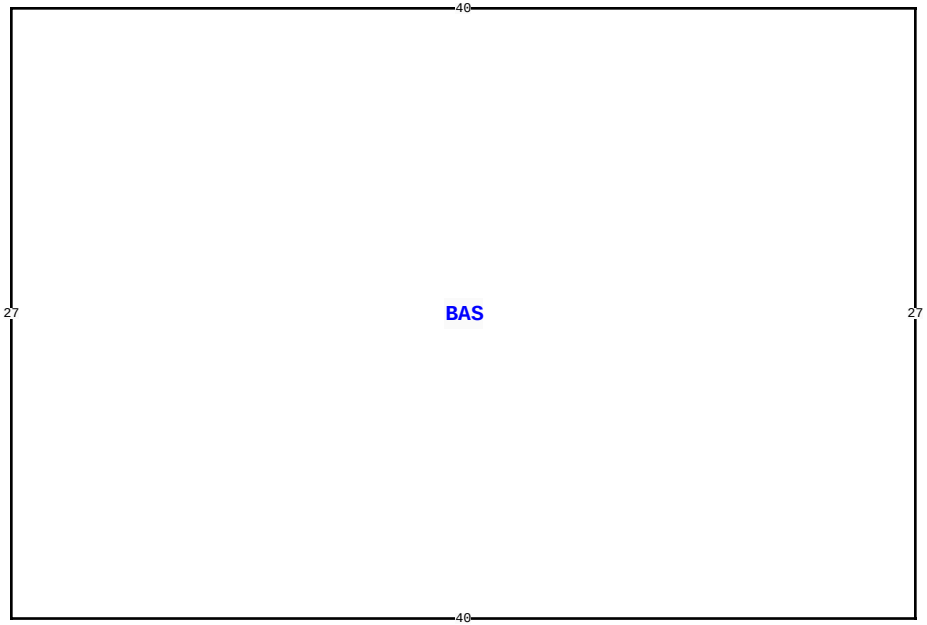
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.23 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | | 1,080 | 112,275 |
| TOTALS | 1,080 | | | 1,080 | 112,275 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,080 | 119.0000 | 114.24 | 123,379 | 2008 | 2020 | 0 | 0 | 0 | 9.00 | 91.00 |

1 MANUF 2 0% - 2026 Heated Area: 1080 HX Base Yr




234 SW BOUNDARY WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| 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 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2026 | 2025 | | 100 | 2,000 | |
| 3 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 112,275 |
| TOTAL MARKET OB/XF VALUE | 13,000 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 149,275 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 149,275 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 149,275 |
| TOTAL JUST VALUE | 149,275 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 150,444 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26231 | M H | 297 | 09/13/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1555/2193 | 12/08/2025 | WD | U | I | 41 | 205,000 |
| GRANTOR: PITMAN CHRISTOPHER | | | | | | |
| GRANTEE: BEAUREGARD MARGO SM | | | | | | |
| 1540/152 | 5/09/2025 | WD | U | I | 37 | 75,000 |
| GRANTOR: O'BRIEN BARBARA | | | | | | |
| GRANTEE: PITMAN CHRISTOPHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 13,000

| 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 | 100.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 01/28/2026 BY TP Total Acres: 0.87 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS