

N1/2 OF NW1/4 OF NW1/4, LESS &
EX THE W 429 FT; ALL NW1/4 OF
NE1/4 OF NW1/4 LYING W OF OLD

BOLING BETH ANN
1090 SW SPRUCE RD
FT WHITE, FL 32038

2026

01-6S-15-00491-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	
TOTALS	1,890		1,890 113,254

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MANUF	1	100%	- 0								Heated Area: 1890 HX Base Yr													
<table border="1" style="width: 100%;"> <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>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				113,254		
TOTAL MARKET OB/XF VALUE				11,240		
TOTAL LAND VALUE - MARKET				168,725		
TOTAL MARKET VALUE				141,382		
SOH/AGL Deduction				77,736		
ASSESSED VALUE				63,646		
TOTAL EXEMPTION VALUE				HX HB 38,646		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				293,219		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				261,664		
XFOB: 3:1: CONCORD M H						
BLDG: 1:1: STOL MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14974	M H	125	01/25/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W70 S27 E70 N27\$.						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
7	0060	CARPORT F	0	100	16	25	720.00	UT	3.50	3.50	75	2013	2013	3	75	1,890	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

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	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	18.85	AC		1.00	1.00	1.00	445.00	445.00	8,388							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	18.85	AC		1.00	1.00	1.00	8,500.00	8,500.00	160,225							