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

2027

01-6S-15-00491-004

BUILDING CHARACTERISTICS

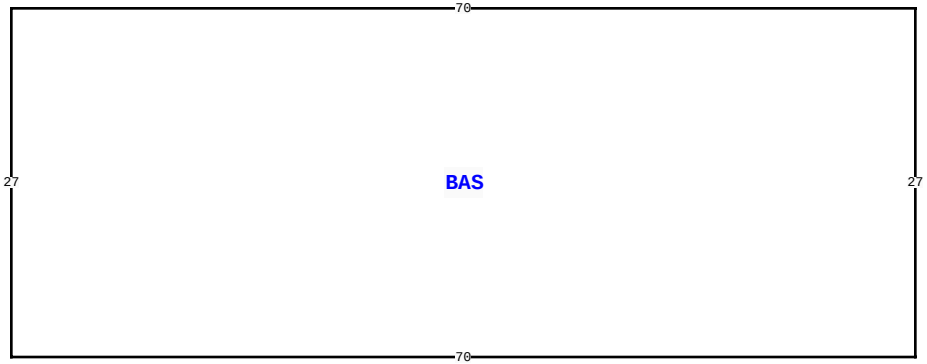
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	112,048
TOTALS	1,890			1,890	112,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,890	115.9000	107.79	203,723	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1890 HX Base Yr



1090 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,048
TOTAL MARKET OB/XF VALUE		11,240
TOTAL LAND VALUE - MARKET		168,725
TOTAL MARKET VALUE		140,176
SOH/AGL Deduction		74,872
ASSESSED VALUE		65,304
TOTAL EXEMPTION VALUE	HX HB	40,304
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		292,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,219

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

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	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	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0060	CARPORT F	0	100	16	25	720.00	UT	3.50	3.50	75	2013	2013	3	75	1,890	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,240

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		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							

REVIEW DATE 04/28/2026 BY JB Total Acres: 19.85 Total Land Value: 16,888 Market: 160,225 Agricultural: 8,388 Common: 8,500 PRINTED 11/17/2026 BY SYS