LOT 12 LITTLE PINE FARMS S/D.
717-493, 767-1604, 942-479, WD 1

BOISSEAU NAOMIE/BOISSEAU JOSHUA J
274 SW QUARRY CIR
FORT WHITE, FL 32038

2027

02-7S-16-04111-112

BUILDING CHARACTERISTICS

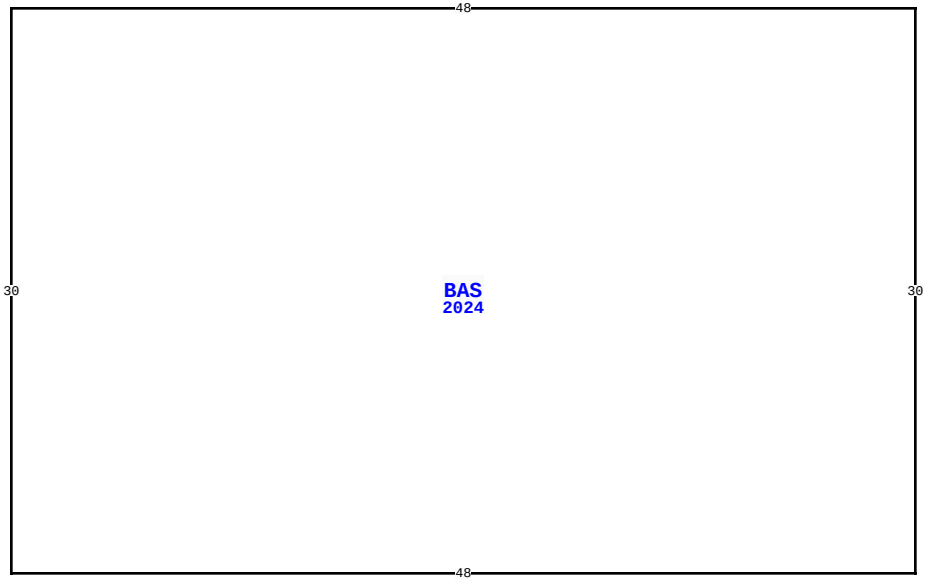
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2024	1,440	156,944
TOTALS	1,440			1,440	156,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,440	113.5000	112.36	161,798	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1440 HX Base Yr 2024



274 SW QUARRY CIR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,944
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		46,000
TOTAL MARKET VALUE		218,444
SOH/AGL Deduction		1,313
ASSESSED VALUE		217,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,720
TOTAL JUST VALUE		218,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047993	Mobile Home		08/25/2023
40474	ELECTRICAL	0	08/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2226	7/17/2020	QC	U	I	11	100
GRANTOR: BOISSEAU NAOMIE						
GRANTEE: BOISSEAU NAOMIE						
1415/1371	7/17/2020	QC	U	V	30	100
GRANTOR: NAOMIE BOISSEU FKA NA						
GRANTEE: NAOMIE & JOSHUA J B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,15] E48 S30 W48 N30 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,500

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			0.00	0.00	5.75	AC		1.00	1.00	0.80	10,000.00	8,000.00	46,000							

REVIEW DATE 07/01/2026 BY NH Total Acres: 5.75 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 11/17/2026 BY SYS