

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

2026

02-7S-16-04111-112
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,440	100	2024
TOTALS	1,440		1,440
			166,470

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2024	Heated Area: 1440			HX Base Yr 2024				
TOTALS	1,440		1,440	166,470								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,470
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			46,000
TOTAL MARKET VALUE			220,970
SOH/AGL Deduction			17,163
ASSESSED VALUE			203,807
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			152,396
TOTAL JUST VALUE			220,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,669

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						

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	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	
TOTALS													8,500				

BUILDING NOTES			
274 SW QUARRY CIR, FORT WHITE			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/06/2026 MLU	
LAND DATE			
AG DATE			

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

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