N1/2 OF N1/2 OF SW1/4 OF NE1/4
EX RD R/W. (AKA LOT 13 RIVER
OAKS ESTATES S/D UNREC).

PEARSON MONICA YEVETTE
354 SW RIVER OAK CT
FORT WHITE, FL 32038

2027

05-7S-16-04137-000

BUILDING CHARACTERISTICS

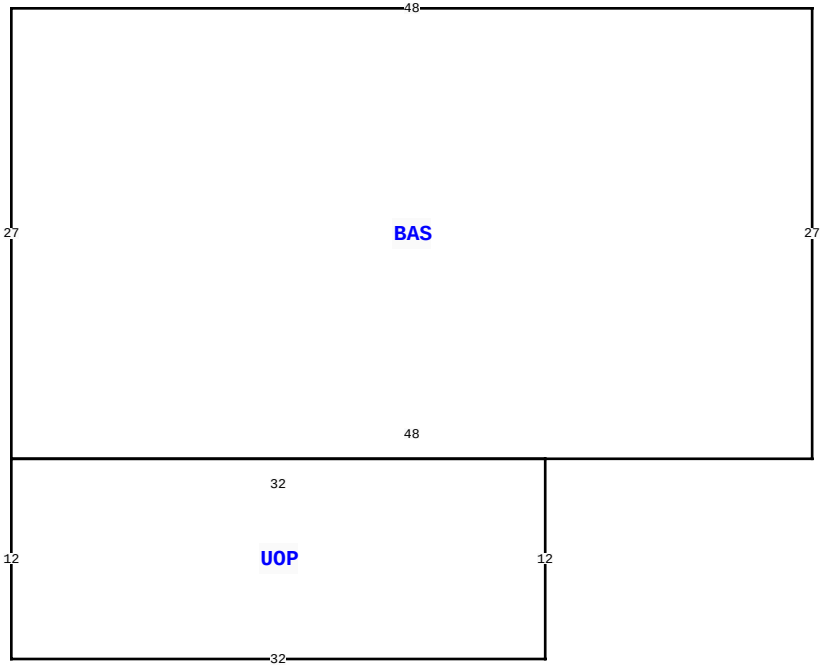
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	33,654
UOP	384	25		96	2,493
TOTALS	1,680			1,392	36,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,392	108.2050	64.92	90,369	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1296 HX Base Yr 2021



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

354 SW RIVER OAK CT, FORT WHITE

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	0070	CARPORT UF	0	100	23	24	552.00	UT	2.50	2.50	100	2008	2008	3	100	1,380	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,148
TOTAL MARKET OB/XF VALUE		11,880
TOTAL LAND VALUE - MARKET		113,850
TOTAL MARKET VALUE		161,878
SOH/AGL Deduction		75,244
ASSESSED VALUE		86,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,223
TOTAL JUST VALUE		161,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,878

PRMT:2:1: CLARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13744	M H	125	03/10/1998
12547	M H	125	05/21/1997
8146	M H	125	03/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0891	10/21/2020	QC	U	I	11	100
GRANTOR: JOAN A BELLFLOWER						
GRANTEE: MONICA YEVETTE PEAR						
1211/0854	3/15/2011	WD	U	I	37	57,000
GRANTOR: GERRICK L & ANGEL C A						
GRANTEE: JOAN A BELLFLOWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 UOP= S12 E32 N12 W32$ E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,880

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	10.35	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,850							

REVIEW DATE 06/22/2015 BY TW Total Acres: 10.35 Total Land Value: 113,850 Market: 0 Agricultural: 0 Common: 113,850 PRINTED 11/17/2026 BY SYS