S1/2 OF N1/2 OF SE1/4 OF NE1/4 E
LOT 7 RIVER OAKS ESTATES UNREC)
DESC IN ORB 989-1947 & EX 2.01 A

POLLOCK DONALD JAMES
475 SW RIVER OAK CT
FORT WHITE, FL 32038

2027

05-7S-16-04137-002

BUILDING CHARACTERISTICS

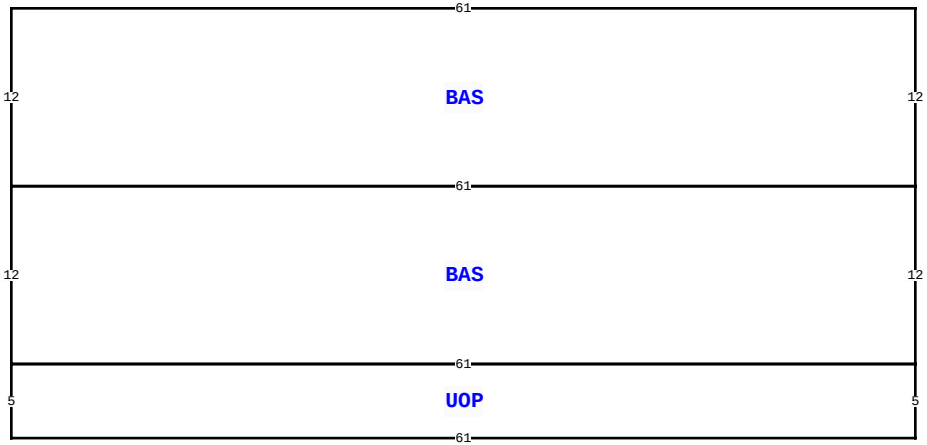
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	732	100		732	11,498
BAS	732	100		732	11,498
UOP	305	25		76	1,194
TOTALS	1,769			1,540	24,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,540	65.4480	39.27	60,476	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1464 HX Base Yr



475 SW RIVER OAK CT, FORT WHITE

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

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	0	12	30	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,190
TOTAL MARKET OB/XF VALUE	9,050
TOTAL LAND VALUE - MARKET	80,040
TOTAL MARKET VALUE	113,280
SOH/AGL Deduction	0
ASSESSED VALUE	113,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,280
TOTAL JUST VALUE	113,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,280

XFOB:1:1: SHUTT M H

BLDG:1:1: SHUTT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20953	M H	125	08/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0465	3/16/2018	LE	U	I	14	100
GRANTOR: FRANK MCCLAIN (LE)						
GRANTEE: DONALD JAMES POLLAC						
1354/2699	3/07/2018	LE	U	I	14	100
GRANTOR: FRANK MCCLAIN (LE)						
GRANTEE: DONALD JAMES POLLAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W61 S12 E61$ BAS= W61 S12 UOP= S5 E61 N5 W61$ E61 N12$.

LAND DESCRIPTION

TOTAL OB/XF 9,050

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	0102	C	SFR/MH	0		A-1	0.00	0.00	6.67	AC		1.00	1.00	1.00	12,000.00	12,000.00	80,040							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 6.67 Total Land Value: 80,040 Market: 0 Agricultural: 0 Common: 80,040 PRINTED 11/17/2026 BY SYS