S1/2 OF SW1/4 OF NE1/4 OF NE1/4
305-203 (AKA LOT 5 RIVER OAKS ES

COOLBAUGH COLLEEN RAE
311 SW RIVER OAK CT
LAKE CITY, FL 32038

2027

05-7S-16-04137-003

BUILDING CHARACTERISTICS

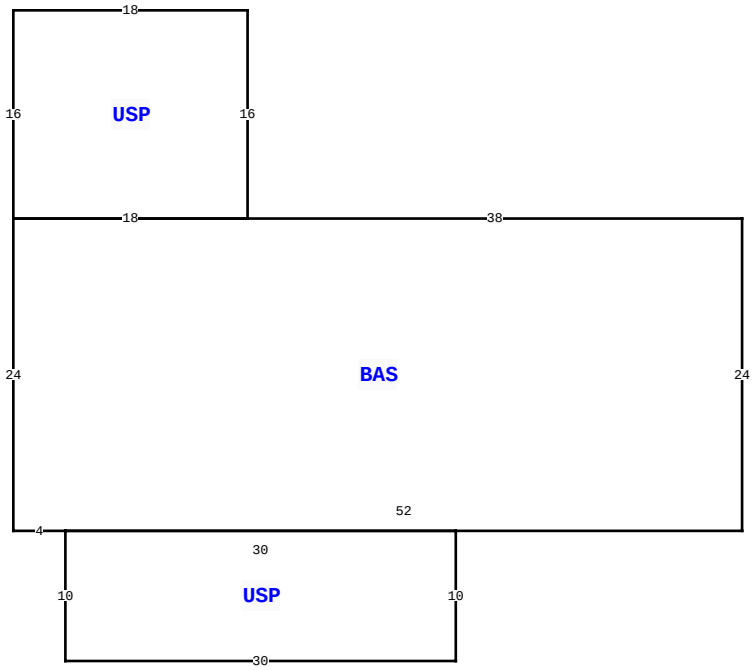
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,344	100		1,344	12,712
USP	288	35		101	955
USP	300	35		105	993
TOTALS	1,932			1,550	14,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,550	78.8120	47.29	73,300	1999	1999	0	0	20	60.00	20.00

1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024



311 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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1998	1998	3	100	1,440	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1998	1998	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	30	25	750.00	UT	15.00	15.00	100	2008	2008	3	100	11,250	
5	0166	CONC,PAVMT	0	100	4	30	120.00	UT	3.00	3.00	100	2008	2008	3	100	360	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
9	0294	SHED WOOD/	0	100	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	14,660
TOTAL MARKET OB/XF VALUE	24,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	103,960
SOH/AGL Deduction	10,178
ASSESSED VALUE	93,782
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	42,371
TOTAL JUST VALUE	103,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,960

SALE:1:1: SALE NOT IN LINE TOO LOW

PRMT:1:1: DEWITT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042488	Roof Replacement	7,036	08/04/2021
14198	M H	125	06/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1841	4/06/2023	WD	Q	I	01	80,000
GRANTOR: RALLS TRISHA W FKA TR						
GRANTEE: COOLBAUGH COLLEEN R						
1289/1145	2/13/2015	WD	Q	I	01	88,000
GRANTOR: VERONICA M GARCIA & J						
GRANTEE: TRISHA W RALLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 USP= N16 W18 S16 E18$ W18 S24 E4 USP= S10 E30 N10 W30$ E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 24,300

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS