N1/2 OF SW1/4 OF NE1/4 OF NE1/4, SIDE FOR RD. (AKA LOT 4 RIVER OA UNREC).

TRICE RANDALL G/TRICE CYNTHIA K
249 SW RIVER OAK CT
FORT WHITE, FL 32038

2027

05-7S-16-04137-006

BUILDING CHARACTERISTICS

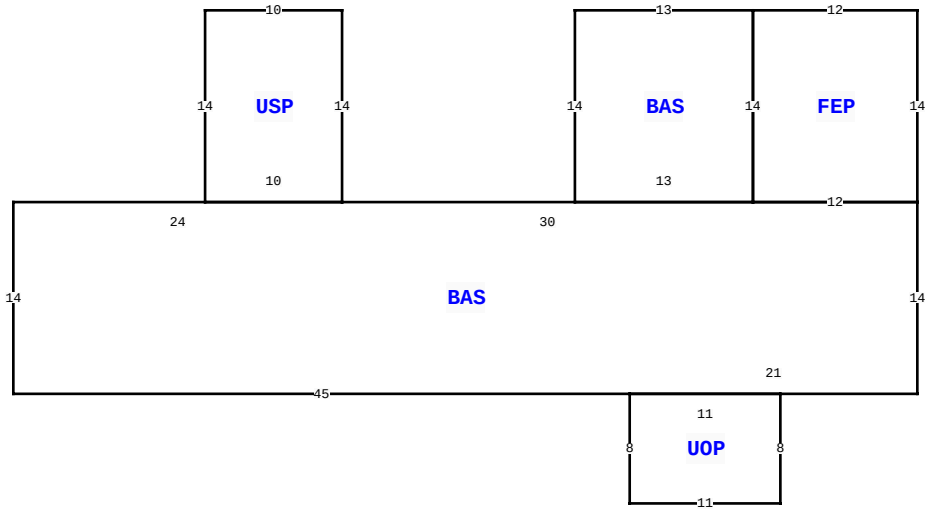
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	182	100		182	4,281
BAS	924	100		924	21,736
FEP	168	85		143	3,364
UOP	88	25		22	518
USP	140	35		49	1,153
TOTALS	1,502			1,320	31,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	98.0100	58.81	77,629	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1106 HX Base Yr 1998



249 SW RIVER OAK CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,052
TOTAL MARKET OB/XF VALUE	12,425
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	108,477
SOH/AGL Deduction	55,715
ASSESSED VALUE	52,762
TOTAL EXEMPTION VALUE	HX HB 27,762
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	108,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,477

XFOB:1:1: EASTWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1586	6/24/2024	LE	U	I	14	100
GRANTOR: TRICE RANDALL GRANT						
GRANTEE: TRICE RANDALL GRANT						
0583/0181	12/01/1985	AG	Q	V	01	12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N14 W13 S14 E13$ W30 USP= N14 W10 S14 E10$ W24S14 E45 UOP= S8 E11 N8 W11$ E21 N14 FEP= N14 W12 S14 E12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
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	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	2.50	100	2008	2008	3	100	1,125	

LAND DESCRIPTION

TOTAL OB/XF 12,425

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