

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

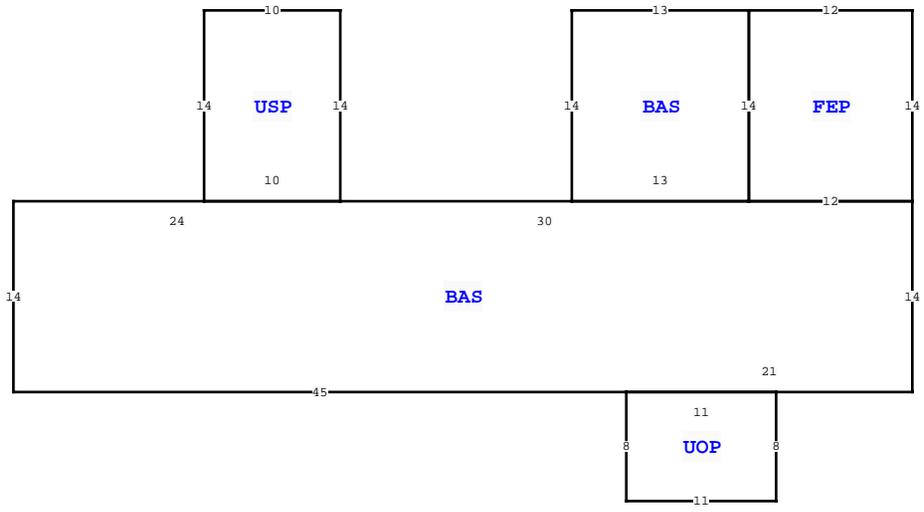
2026

05-7S-16-04137-006



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	01 FLAT 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	1998		Heated Area: 1106					HX Base Yr 1998	



EXTRA FEATURES																	
L	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	

QUALITY					
DOR CODE	MOBILE HOME				
MAP NUM	MKT AREA				
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

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY											
Tax Group: 3 Tax Dist: STANDARD											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
XFOB:1:1: EASTWOOD M H											
PERMIT NUM	DESCRIPTION	AMT	ISSUED								
SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q / 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\$.											

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

TOTAL OB/XF											
12,425											