S1/2 OF N1/2 OF S1/2 OF NW1/4 OF OFF E SIDE FOR RD R/W. (AKA S1/2 RIVER OAKS ESTATES UNREC).

HERRICK PETER AND DIANA LIVING TRUST DATED JUNE 7,
1350 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

05-7S-16-04137-008

BUILDING CHARACTERISTICS

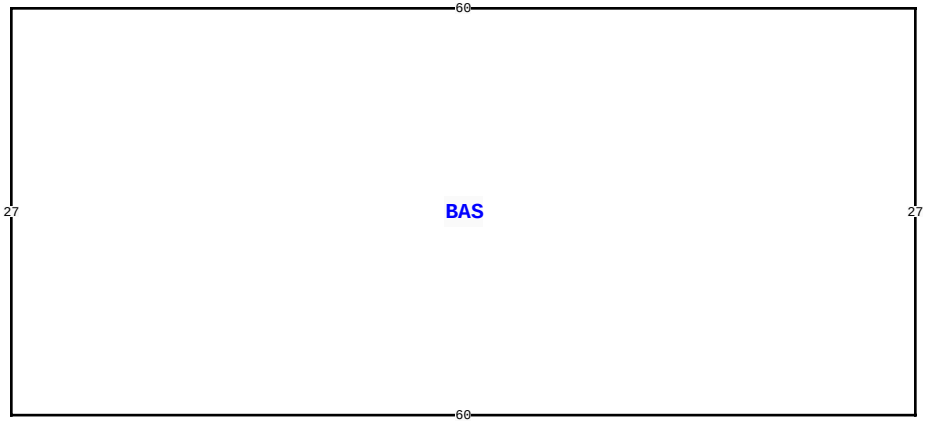
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,620	100		1,620	94,384
TOTALS	1,620			1,620	94,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	105.93	171,607	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1620 HX Base Yr



288 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	0	11	12	132.00	UT	7.50	7.50	40	2002	2002	3	40	396	
2	0060	CARPORT F	0	0	28	36	1,008.00	UT	5.00	5.00	100	2002	2002	3	100	5,040	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,384
TOTAL MARKET OB/XF VALUE	13,836
TOTAL LAND VALUE - MARKET	32,500
TOTAL MARKET VALUE	140,720
SOH/AGL Deduction	0
ASSESSED VALUE	140,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,720
TOTAL JUST VALUE	140,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19443	M H	125	04/18/2002
19065	TR/TRAILER	75	12/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2533	6/07/2024	WD	U	I	11	100
GRANTOR: HERRICK PETER R						
GRANTEE: HERRICK PETER AND D						
1237/2583	6/29/2012	WD	Q	I	01	65,000
GRANTOR: DANIEL P WALLACE						
GRANTEE: PETER R & DIANA R H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,836

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.50	13,000.00	6,500.00	32,500							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 5.00 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 11/17/2026 BY SYS