N1/2 OF S1/2 OF SE1/4 OF NE1/4
(AKA LOT 8 RIVER OAKS EST UNR)

SIMEON ELIZABETH/SIMEON GERARD
531 SW RIVER OAK CT
FT WHITE, FL 32038

2027

05-7S-16-04137-009

BUILDING CHARACTERISTICS

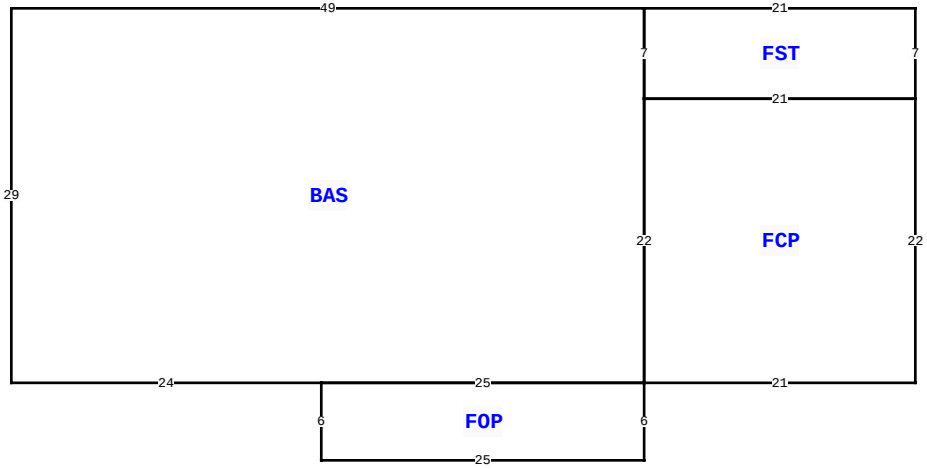
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,421	100		1,421	116,500
FCP	462	25		116	9,510
FOP	150	30		45	3,689
FST	147	55		81	6,641
TOTALS	2,180			1,663	136,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	114.6600	126.13	209,754	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1421 HX Base Yr 2027



531 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	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,340
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		254,440
SOH/AGL Deduction		58,143
ASSESSED VALUE		196,297
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,886
TOTAL JUST VALUE		254,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/2129	10/18/2022	WD	Q	I	01	355,000
GRANTOR: HUNT KRISTEN M						
GRANTEE: SIMEON ELIZABETH						
1323/2271	10/14/2016	LE	U	I	14	100
GRANTOR: RALPH J & NINA ANN DO						
GRANTEE: RALPH J & NINA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S29 E24 FOP= S6 E25N6 W25$ E25 FCP= E21 N22 W21 S22$ N22 FST= E21 N7 W21 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS