

N1/2 OF N1/2 OF SE1/4 OF NE1/4
EX RD R/W. (AKA LOT 6 RIVER
OAKS ESTATES UNREC)

BUSTER PHYLLIS ANN
391 SW RIVER OAK CT
FT WHITE, FL 32038

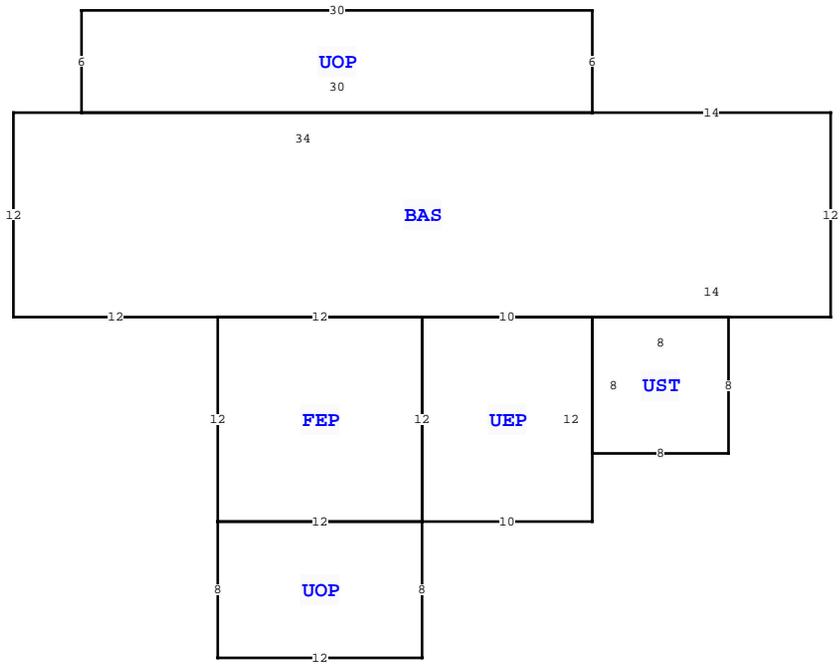
2026

05-7S-16-04137-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 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	01	01	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5716.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	576	100	7,880
FEP	144	85	1,669
UEP	120	70	1,149
UOP	96	25	328
UOP	180	25	616
UST	64	45	397
TOTALS	1,180		12,038

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	880	57.0000	34.20	30,096	1972	1972	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	24,412			
TOTAL MARKET OB/XF VALUE	13,680			
TOTAL LAND VALUE - MARKET	106,590			
TOTAL MARKET VALUE	144,682			
SOH/AGL Deduction	42,361			
ASSESSED VALUE	102,321			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	102,321			
TOTAL JUST VALUE	144,682			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	130,147			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22300	M H	268	09/14/2004
10117	STORAGE	5,000	08/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/2761	4/27/2016	PB U	I	I	18	100

GRANTOR: CLERK OF COURT (PHILL)
GRANTEE: PHYLLIS ANN BUSTER
1311/1376 3/17/2016 PB U I 18 100
GRANTOR: CLERK OF COURT (PHILL)
GRANTEE: PHYLLIS ANN BUSTER

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 UOP= N6 W30 S6 E30\$ W34 S12 E12 FEP= S12 UOP= S8 E12 N8 W12\$ E12N12 W12\$ E12 UEP= S12 E10 N12 W10\$ E10 UST= S8 E8 N8W8\$ E14 N12\$.	

EXTRA FEATURES														389 SW RIVER OAK CT, FORT WHITE			
L N	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	26	18	468.00	UT	2.00	2.00	100	1993	1993	3	100	936	
2	0040	BARN, POLE	0	0	18	72	1,296.00	UT	2.50	2.50	60	1993	1993	3	60	1,944	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION														TOTAL OB/XF 13,680										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	9.69	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,590							

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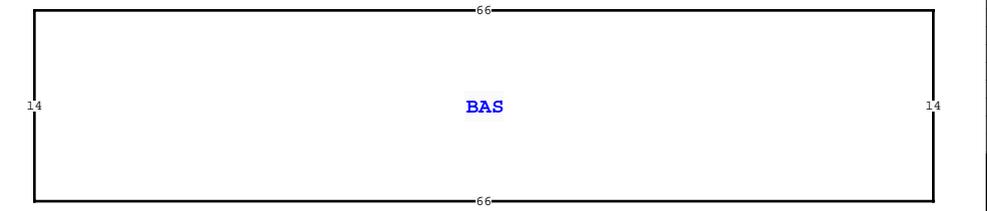
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ELEMENT	CD
Exterior Wall	01 MINIMUM 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floo	01 NONE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	55.8000	33.48	30,936	1981	1981	0	0	60.00	40.00



Quality	03 03				
DOR CODE	0202 MOBILE HOME/M 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	924	100		924	12,374
TOTALS	924			924	12,374

389 SW RIVER OAK CT, FORT WHITE

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LAND DESCRIPTION										TOTAL OB/XF														
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COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,147

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GRANTOR: CLERK OF COURT (PHILL)						
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BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.