

COMM AT SE COR OF NE1/4, RUN N  
650.56 FT FOR POB, CONT N  
162.93 FT, W 537.37 FT, SOUTH

POLLOCK DONALD/POLLOCK JESSICA  
477 SW RIVER OAK CT  
FORT WHITE, FL 32038

**2026**

05-7S-16-04137-020  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	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 Units	01	CONV	100
		0	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
BAS	1,512	100	
TOTALS	1,512		130,915

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2016							
Heated Area: 1512						HX Base Yr 2016					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026			MLU					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	130,915		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	32,160		
TOTAL MARKET VALUE	170,075		
SOH/AGL Deduction	87,293		
ASSESSED VALUE	82,782		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	31,371		
TOTAL JUST VALUE	170,075		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	171,026		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33613	M H	689	12/04/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1147	8/27/2015	QC	U	V	11	100
GRANTOR: FRANK R MCCLAIN						
GRANTEE: DONALD & JESSICA PO						
1307/0087	7/28/2015	QC	U	V	11	100
GRANTOR: FRANK R MCCLAIN						
GRANTEE: DONALD & JESSICA PO						

EXTRA FEATURES	
477 SW RIVER OAK CT, FORT WHITE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF														
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	2.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,160							