

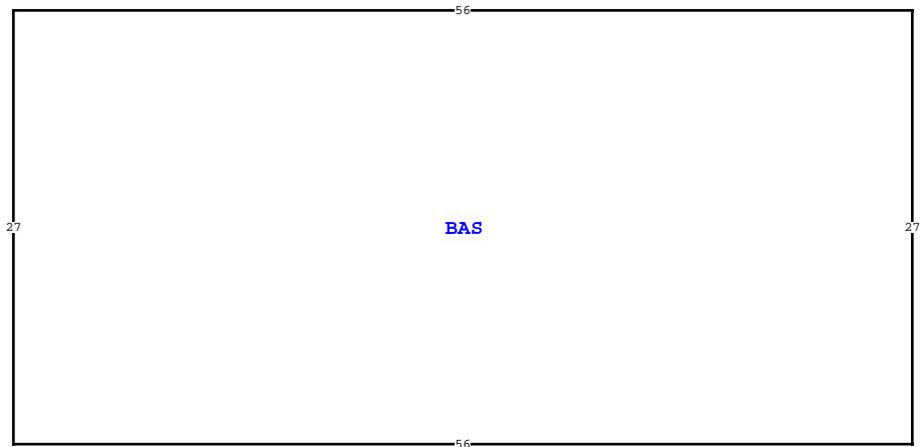
COMM AT SE COR OF NE1/4, RUN N
650.56 FT FOR POB, CONT N
162.93 FT, W 537.37 FT, SOUTH

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

2026

05-7S-16-04137-020


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
Architactual 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		133,710

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		169,253	2016	2015	0	0	21.00	79.00
Heated Area: 1512						HX Base Yr 2016					
											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,512	100		1,512	133,710						
TOTALS	1,512			1,512	133,710						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			133,710
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			32,160
TOTAL MARKET VALUE			172,870
SOH/AGL Deduction			90,088
ASSESSED VALUE			82,782
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			31,371
TOTAL JUST VALUE			172,870
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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

EXTRA FEATURES																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON								
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100									
<table border="1"> <thead> <tr> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>100</td> <td>7,000</td> <td></td> </tr> </tbody> </table>												Q	% COND	OB/XF MKT VALUE	NOTES	3	100	7,000	
Q	% COND	OB/XF MKT VALUE	NOTES																
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	DPHT 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							