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

POLL0CK DONALD/POLLOCK JESSICA
477 SW RIVER OAK CT
FORT WHITE, FL 32038

2027

05-7S-16-04137-020

BUILDING CHARACTERISTICS

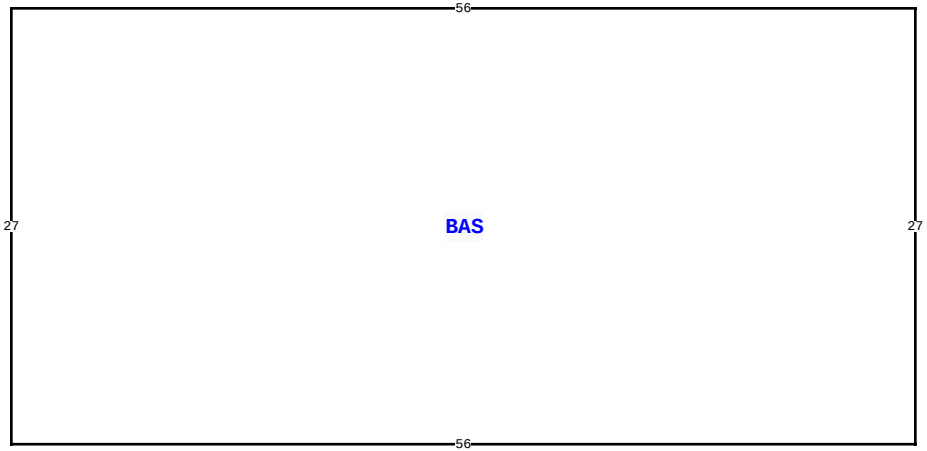
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,512	100		1,512	129,529
TOTALS	1,512			1,512	129,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	116.6000	108.44	163,961	2016	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016



477 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,529
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		32,160
TOTAL MARKET VALUE		170,589
SOH/AGL Deduction		83,367
ASSESSED VALUE		87,222
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,811
TOTAL JUST VALUE		170,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,975

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,160							

REVIEW DATE 06/26/2026 BY AJ Total Acres: 2.01 Total Land Value: 32,160 Market: 0 Agricultural: 0 Common: 32,160 PRINTED 11/17/2026 BY SYS