

LOT 40 TUSTENUGGEE HILLS S/D.
700-450, PB 853-1558, 861-561, 9

BOMAN NICHOLLE/BOMAN TIMOTHY
138 SW WIGWAM CT
FORT WHITE, FL 32038

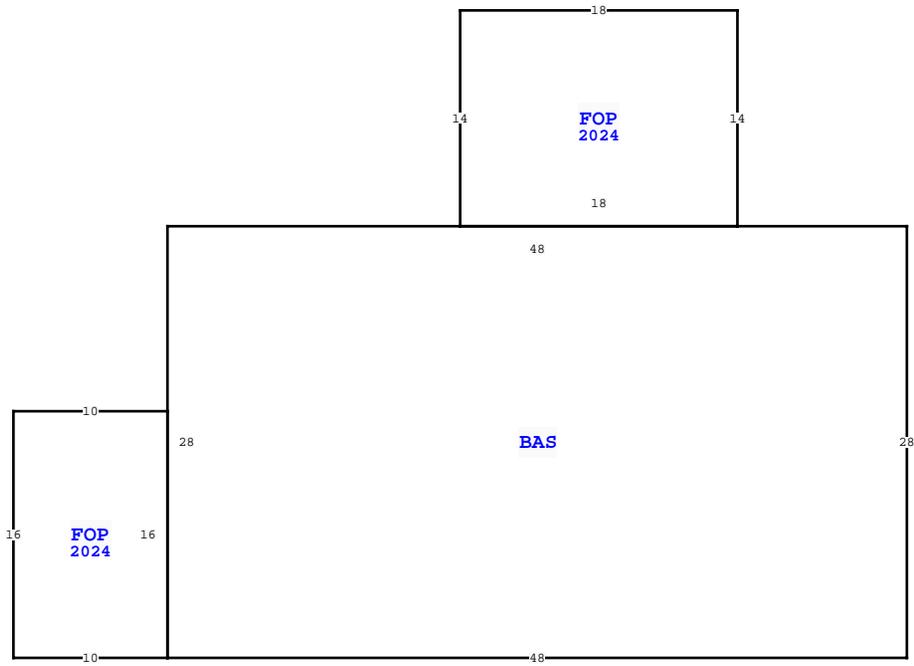
2026

08-6S-17-09626-140



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
FOP	160	35	2024
FOP	252	35	2024
TOTALS	1,756		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	-	2026						
Heated Area: 1344						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		135,114	
TOTAL MARKET OB/XF VALUE		30,460	
TOTAL LAND VALUE - MARKET		52,390	
TOTAL MARKET VALUE		217,964	
SOH/AGL Deduction		0	
ASSESSED VALUE		217,964	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		166,553	
TOTAL JUST VALUE		217,964	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17868	M H	125	01/25/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1822	5/22/2023	WD	Q	I	01	250,000
GRANTOR: STARLING KIM DUANA						
GRANTEE: BOMAN NICHOLLE						
1427/1727	1/06/2021	WD	Q	I	01	138,000
GRANTOR: JOHNSON JOANN						
GRANTEE: STARLING KIM DUANA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	8	10	80.00	UT	12.00	12.00	100
2	0040	BARN,POLE	0	100	10	16	160.00	UT	5.00	5.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
6	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100
7	0040	BARN,POLE	0	100	60	40	2,400.00	UT	8.00	8.00	100

TOTAL OB/XF											
30,460											
138 SW WIGWAM CT, FORT WHITE											
BLD DATE		LGL DATE		05/06/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W48 S28 E48 N28 \$											
FOP=[YR=2024;ORIG=-58,12] S16 E10 N16 W10 \$											
FOP=[YR=2024;ORIG=-29,-14] S14 E18 N14 W18 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	4.03	AC	1.00