LOT 21 DOE RUN S/D UNREC:
COMM SW COR OF NW1/4 OF SW1/4, R
E 12 FT TO E R/W LAZY OAK RD, N

BOYKIN MICHAEL W/BOYKIN DEDRA M
806 SW LAUMAN GLN
FORT WHITE, FL 32038-4175

2027

09-6S-16-03804-121

BUILDING CHARACTERISTICS

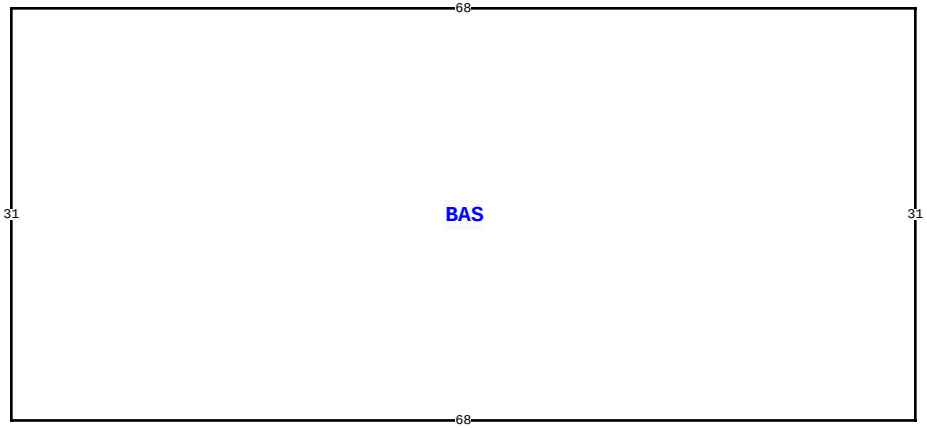
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	122,815
TOTALS	2,108			2,108	122,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,108	113.9000	105.93	223,300	2007	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 2108 HX Base Yr 2007



806 SW LAUMAN GLN, 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	0294	SHED WOOD/	0	100	14	21	294.00	UT	7.50	7.50	70	2002	2002	3	70	1,544	
2	0040	BARN,POLE	0	100	12	18	216.00	UT	2.50	2.50	70	2002	2002	3	70	378	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,815
TOTAL MARKET OB/XF VALUE		13,122
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		150,946
SOH/AGL Deduction		67,055
ASSESSED VALUE		83,891
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,480
TOTAL JUST VALUE		246,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37769	PUMP/UTPOL	50	02/20/2019
24327	M H	419	03/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0901/2281	4/28/2000	WD	Q	V		29,900

GRANTOR: NORTH FLORIDA PUBLISH

GRANTEE: MICHAEL & DEDRA BOY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 13,122

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 04/30/2026 BY KS Total Acres: 10.01 Total Land Value: 15,009 Market: 99,110 Agricultural: 4,009 Common: 11,000 PRINTED 11/17/2026 BY SYS