

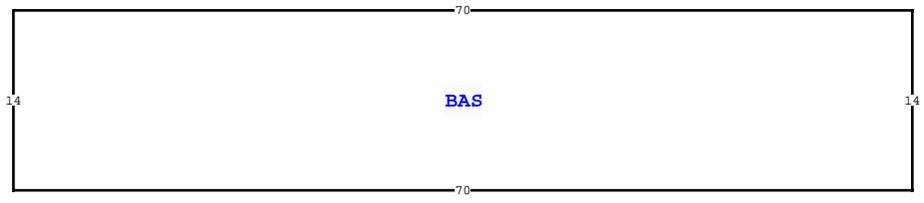
COMM SW COR OF NE1/4 OF NE1/4,
 RUN N 30 FT FOR POB, E 210 FT,
 N 210 FT, W 210 FT, S 210 FT

BOYLE SEAN M
 678 SW QUARRY CT
 FORT WHITE, FL 32038

2026

11-4S-17-08312-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
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	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	980	100	
TOTALS	980		23,755

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	- 2021																					
				Heated Area: 980			HX Base Yr																	
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/14/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 6	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,875
TOTAL MARKET OB/XF VALUE			25,800
TOTAL LAND VALUE - MARKET			20,470
TOTAL MARKET VALUE			270,145
SOH/AGL Deduction			19,110
ASSESSED VALUE			251,035
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			251,035
TOTAL JUST VALUE			270,145
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23362	M H	250	07/08/2005
23145	M H	250	05/12/2005
22614	M H	250	12/17/2004
21981	M H	250	06/18/2004
21619	M H	250	03/16/2004
14579	M H	125	10/02/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1802	9/17/2020	WD	Q	I	01	250,000
GRANTOR: DAVID COURSON						
GRANTEE: SEAN M BOYLE						
1237/2749	7/10/2012	WD	Q	I	01	167,500
GRANTOR: JOHN PAUL & LINDA R J						
GRANTEE: DAVID COURSON						

EXTRA FEATURES																																																																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q																																																														
1	0259	MHP HOOKUP	0	0	6.00	UT	4,300.00	4,300.00	100	0	0	3																																																														
<table border="1"> <thead> <tr> <th colspan="3">TOTAL OB/XF</th> <th colspan="10">25,800</th> </tr> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPHT FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0210</td> <td>C</td> <td>TRLR PARK</td> <td>0</td> <td></td> <td>A-1</td> <td>0.00</td> <td>0.00</td> <td>0.89</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>23,000.00</td> <td>23,000.00</td> <td>20,470</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													TOTAL OB/XF			25,800										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	0210	C	TRLR PARK	0		A-1	0.00	0.00	0.89	AC		1.00	1.00	1.00	23,000.00	23,000.00	20,470						
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1	0210	C	TRLR PARK	0		A-1	0.00	0.00	0.89	AC		1.00	1.00	1.00	23,000.00	23,000.00	20,470																																																									

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W70 S14 E70 N14\$.

COMM SW COR OF NE1/4 OF NE1/4,
 RUN N 30 FT FOR POB, E 210 FT,
 N 210 FT, W 210 FT, S 210 FT

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ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		26,703

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	960	115.9000	69.54	66,758	1998	1998		0	0	60.00	40.00
6 MOBILE HME 0% - 2021 Heated Area: 960 HX Base Yr												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>60</p> <p>16</p> <p>BAS</p> <p>60</p> <p>16</p> </div>												
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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							
121 SE CYPRESS HOLLOW GLN, LAKE CITY																							
TOTALS													960										

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S16 E60 N16\$.	

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

