LOT 34 & THE S 100 FT OF LOT 35
ACRES S/D. EX BEG AT SW COR OF L
N 350.19 FT, E 100.66 FT, S 350.

GERONA JASON/GERONA JULIE
8 MUSTANG DR
DUBOIS, WY 82513

2027

18-7S-17-10013-034

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

238 SW GOPHER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,830
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	80,330
SOH/AGL Deduction	0
ASSESSED VALUE	80,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,330
TOTAL JUST VALUE	80,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7593	M H	60	09/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2455	8/27/2025	WD	Q	I	01	105,000
GRANTOR: MCQUEEN JAMES						
GRANTEE: GERONA JASON						
1548/2453	8/26/2025	WD	U	I	11	100
GRANTOR: SHILLINGTON KENDRA D						
GRANTEE: MCQUEEN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	12	20	240.00	UT	4.50	4.50	100	0	0	3	100	1,080	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 8,830

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 12/11/2025 BY TP Total Acres: 6.76 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS