

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

2026

18-7S-17-10013-034



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 66,330											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		18717.010 1.00/																													
NEIGHBORHOOD/LOC		18717.010 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS EXTRA FEATURES 238 SW GOPHER CT, FORT WHITE BLD DATE: 05/07/2026 LGL DATE: MLU XF DATE: INC DATE:																															
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														
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																															
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	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														

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