

COMM SW COR OF SW1/4 OF SE1/4, R
E 332.47 FT FOR POB, CONT E 332.
FT, W 332.70 FT, S 333.59 FT TO

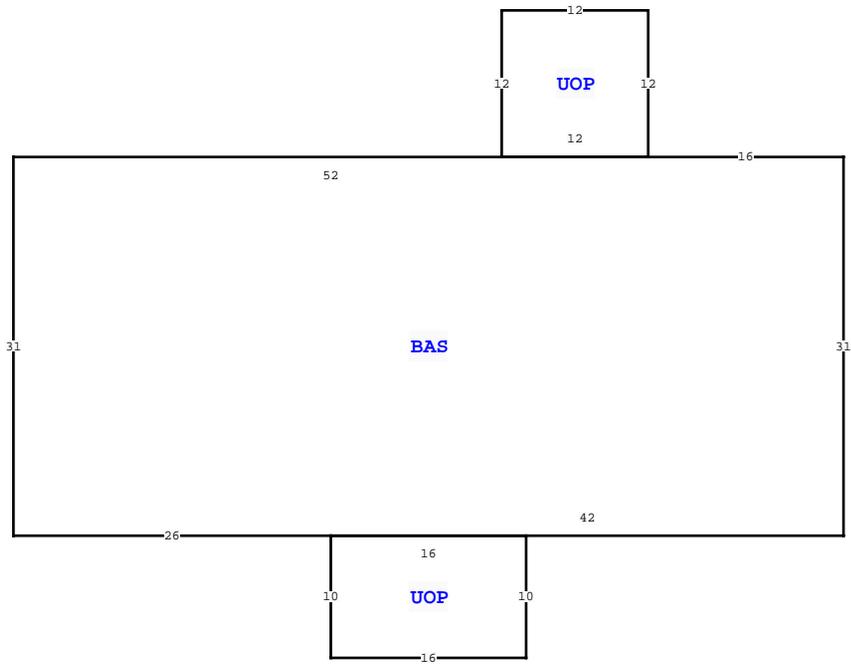
BOUCHER SUSAN/BOUCHER RICHARD
154 NW BLUE DR
WHITE SPRINGS, FL 32096

2026

19-2S-16-01655-207
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BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	0	0	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	03
NEIGHBORHOOD/LOC	19216.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	
UOP	144	25	
UOP	160	25	
TOTALS	2,412		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
20201	02	2,184	115.9000	111.26	242,992	2002	2002	0	0	45.00	55.00		
1 MANUF 1 100% - 2023 Heated Area: 2108 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,646
TOTAL MARKET OB/XF VALUE			30,826
TOTAL LAND VALUE - MARKET			16,000
TOTAL MARKET VALUE			180,472
SOH/AGL Deduction			61,631
ASSESSED VALUE			118,841
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			17,430
TOTAL JUST VALUE			180,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045448	Storage Building	7,029	09/14/2022
000044800	Roof Replacement	14,117	06/27/2022
26220	POOL	195	09/11/2007
21093	M H	125	09/19/2003
19268	M H	125	02/27/2002
19135	M H	125	01/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/283	6/01/2022	WD	Q	I	01	210,000
GRANTOR: PARKS KEVIN L						
GRANTEE: BOUCHER RICHARD						
1076/1609	2/24/2006	WD	Q	I		107,000
GRANTOR: REO MANAGEMENT						
GRANTEE: KEVIN L & CATHLEEN						

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	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0282	POOL ENCL	0	100	22	35	770.00	UT	15.00	100	2007	2007	3	40	4,620	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	360.00	UT	10.00	100	2007	2007	3	100	3,600	
5	0280	POOL R/CON	0	100	0	0	188.00	UT	70.00	100	2007	2007	3	54	7,106	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	5,500.00	100	2023	2022		100	5,500	

TOTAL OB/XF														30,826
154 NW BLUE DR, WHITE SPRINGS														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/08/2026 MLU														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 UOP= N12 W12 S12 E12\$ W52 S31 E26 UOP= S10 E16 N10 W16\$ E42 N31\$.									

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
1	0200	C	MBL HM	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	20,000.00	16,000.00	16,000							