

LOT 5 HERNDON ACRES S/D.  
876-1732, 961-794, AG 1170-867,

DISTON ROBERT JR/DISTON GWENDOLYN  
235 SW BOUNDARY WAY  
FORT WHITE, FL 32038

**2026**

19-6S-16-03876-105  
19-6S-16-03876-105

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	19616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2026
TOTALS	2,356		2,356
			254,208

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	2	100%	- 2026	Heated Area: 2356			HX Base Yr 2017																
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>31</p> <p>BAS 2026</p> <p>31</p> <p>76</p> </div>																								
<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>05/08/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		MLU
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			05/08/2026		MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		254,208	
TOTAL MARKET OB/XF VALUE		9,900	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		288,108	
SOH/AGL Deduction		15,952	
ASSESSED VALUE		272,156	
TOTAL EXEMPTION VALUE		HX HB 13 272,156	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		288,108	
NCON VALUE		256,908	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,931	
LAND:1:1: 2.19 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053257	Mobile Home		05/29/2025
24862	M H	311	08/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0895	3/11/2016	WD	U	I	12	45,000
GRANTOR: CAPITAL RESOURCES FIN						
GRANTEE: ROBERT & GWENDOLYN						
1245/2236	11/08/2012	WD	U	I	12	26,200
GRANTOR: LEON D DOUGLAS						
GRANTEE: CAPITAL RESOURCES F						

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	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	200		
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000		
3	0070	CARPORT UF	0	100	0	0	UT	1,200.00	1,200.00	100	2026	2025		100	1,200		
4	0296	SHED METAL	0	100	0	0	UT	1,500.00	1,500.00	100	2026	2025		100	1,500		
TOTALS													2,356		2,356	254,208	

BUILDING NOTES			
235 SW BOUNDARY WAY, FORT WHITE			

BUILDING DIMENSIONS			
BAS=[YR=2026;ORIG=15,9] E76 S31 W76 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							