LOT 6 HERNDON ACRES S/D.

835-374, DC 1548-963, LE 1547-21

PARKER CLEO P
275 SW BOUNDARY WAY
FORT WHITE, FL 32038

2027

19-6S-16-03876-106

BUILDING CHARACTERISTICS

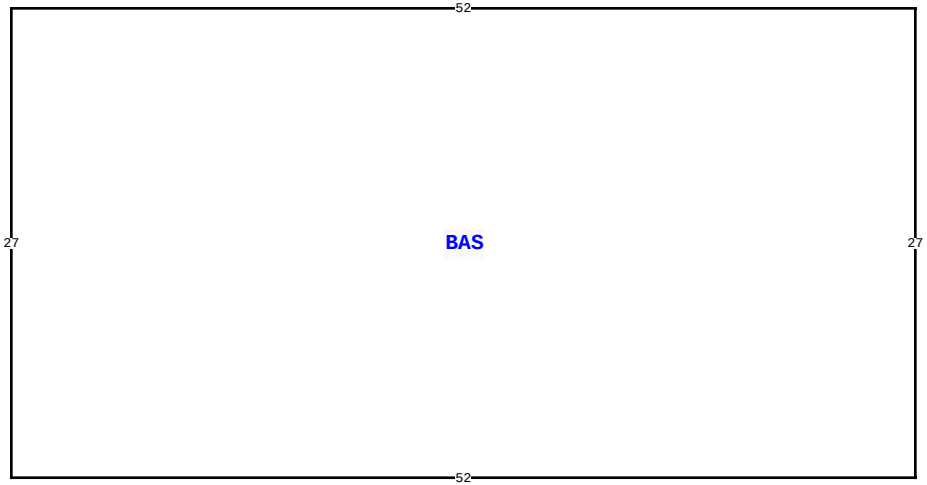
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	37,787
TOTALS	1,404			1,404	37,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	104.3100	62.59	87,876	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 2004 Heated Area: 1404 HX Base Yr 2004



275 SW BOUNDARY WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,787
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	69,487
SOH/AGL Deduction	11,697
ASSESSED VALUE	57,790
TOTAL EXEMPTION VALUE	HX HB WX DX SX 57,790
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	69,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,487

LAND:1:1: 2.19 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045862	Roof Replacement	12,825	11/07/2022
20997	M H	125	08/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2115	8/22/2025	LE	U	I	14	100
GRANTOR: PARKER CLEO P (ENH LI						
GRANTEE: BRANCH SANDRA K (RM						
0835/0374	2/17/1997	WD	Q	V		8,500
GRANTOR: HERNDON						
GRANTEE: PARKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	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							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 2.19 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS