

4.75 AC OFF N SIDE OF NE1/4 OF S
DESC AS BEGIN AT NE COR OF SE1/4
155.73 FT, W 1327.51 FT TO W LIN

BOYKO MICHAEL/BOYKO JODI
244 NW JOEL GLN
WHITE SPRINGS, FL 32096

2026

23-2S-15-00076-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	27	PREFIN	MTL	100	
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	05	STEEL	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		03	
NEIGHBORHOOD/LOC	23215.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2022	2,400	206,614
FSP	480	40	2022	192	16,529
TOTALS	2,880			2,592	223,143

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR/PREMTL	100%	- 2022		234,887	2021	2021	0	0	5.00	95.00	
				Heated Area: 2400			HX Base Yr 2022					

12 60

40 FSP 2022 40 BAS 2022 40

12 60

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		223,143	
TOTAL MARKET OB/XF VALUE		9,664	
TOTAL LAND VALUE - MARKET		38,475	
TOTAL MARKET VALUE		271,282	
SOH/AGL Deduction		120,259	
ASSESSED VALUE		151,023	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		99,612	
TOTAL JUST VALUE		271,282	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39828	SFR	0	05/27/2020
36355	TR/TRAILER	257	02/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1398/1240	11/01/2019	WD	Q	I	05	53,000
GRANTOR: LIVE OAK AG INC						
GRANTEE: MICHAEL & JODI BOYK						
1337/1288	4/27/2017	WD	Q	V	01	22,500
GRANTOR: JERRY D & VIRGINIA L						
GRANTEE: LIVE OAK AG INC						

EXTRA FEATURES		244 NW JOEL GLN, WHITE SPRINGS														
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	0070	CARPORT UF	0	100	0	0			0.00	100	2018	2018	3	100	1,600	
2	0296	SHED METAL	0	100	32	28			9.00	100	2022	2021		100	8,064	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=59,21] S40 E60 N40 W60 \$									
FSP=[YR=2022;ORIG=47,21] S40 E12 N40 W12 \$									

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	0100	C	SFR	100		00	0.00	0.00	2.38	AC		1.00	1.00	0.90	9,000.00	8,100.00	19,278							
2	0000	C	VAC RES	100		00	0.00	0.00	2.37	AC		1.00	1.00	0.90	9,000.00	8,100.00	19,197							