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

2027

23-2S-15-00076-000

BUILDING CHARACTERISTICS

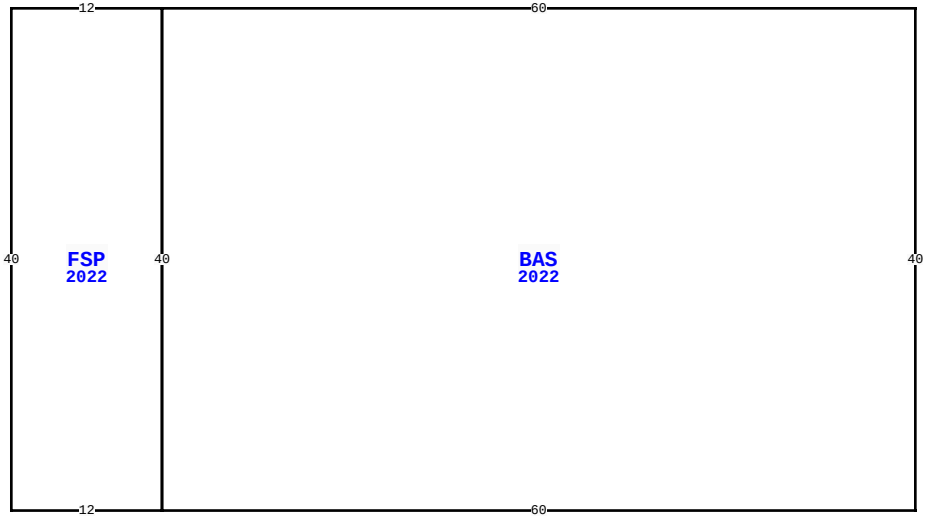
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	201,461
FSP	480	40	2022	192	16,117
TOTALS	2,880			2,592	217,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,592	113.2800	88.36	229,029	2021	2021	0	0	0	5.00	95.00

1 SFR/PREMTL 100% - 2022 Heated Area: 2400 HX Base Yr 2022



244 NW JOEL GLN, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	217,578
TOTAL MARKET OB/XF VALUE	9,664
TOTAL LAND VALUE - MARKET	38,475
TOTAL MARKET VALUE	265,717
SOH/AGL Deduction	110,163
ASSESSED VALUE	155,554
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	104,143
TOTAL JUST VALUE	265,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,282

SALE:2:1: 4.75 AC

LAND:1:1: 4.75 AC'S TOTAL:2.38 AC'S AE/Y:2.37 AC'S

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 / U	V / 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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	
2	0296	SHED METAL	0	100	32	28	896.00	UT	9.00	9.00	100	2022	2021		100	8,064	

LAND DESCRIPTION

TOTAL OB/XF 9,664

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	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							

REVIEW DATE 12/17/2022 BY TW Total Acres: 4.75 Total Land Value: 38,475 Market: 0 Agricultural: 0 Common: 38,475 PRINTED 11/17/2026 BY SYS