

COMM NW COR OF SW1/4 OF NE1/4, R
E R/W SHILOH CHURCH RD, RUN S AL
FT FOR POB, RUN E 1298.39 FT, S

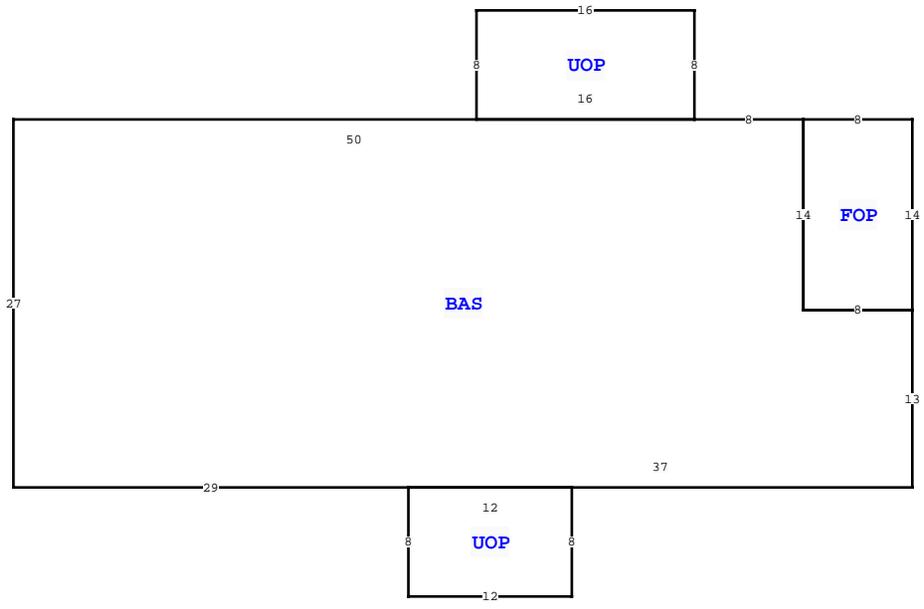
BOYD RICHARD WILLIAM/BOYD ERICA LYNN
1071 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

24-7S-16-04309-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,670	100	
FOP	112	35	
UOP	96	25	
UOP	128	25	
TOTALS	2,006		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2024		74.28	131,104	1995	1995	0	0	60.00	40.00
Heated Area: 1670 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,801
TOTAL MARKET OB/XF VALUE			19,840
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			254,751
SOH/AGL Deduction			74,850
ASSESSED VALUE			179,901
TOTAL EXEMPTION VALUE	DH DHB HX HB		102,822
BASE TAXABLE VALUE			77,079
TOTAL JUST VALUE			254,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8575	M H	125	07/08/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/1046	8/24/2017	WD U	I		30	88,000
GRANTOR: JANNETTE S BOYD						
GRANTEE: RICHARD WILLIAM BOYD						
0782/2283	11/24/1993	WD U	V		12	27,000
GRANTOR: MARK SULLIVAN						
GRANTEE: WALTER A BOYD						

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	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	8	12	UT	5.00	5.00	100	1994	1994	3	100	480	
3	0040	BARN, POLE	0	100	20	20	UT	2.50	2.50	100	1994	1994	3	100	1,000	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	8	10	UT	2.00	2.00	100	1994	1994	3	100	160	
6	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1994	1994	3	100	400	
8	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	1,800	
9	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	800	

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	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
TOTAL OB/XF 19,840																								

BUILDING NOTES											
BAS= W8 UOP= N8 W16 S8 E16\$ W50 S27 E29 UOP= S8E12 N8 W12\$ E37 N13 FOP= N14W8 S14 E8\$ W8 N14\$.											

REVIEW DATE 05/13/2020 BY JB																													
Total Acres: 10.01						Total Land Value: 110,110						Market: 0						Agricultural: 0						Common: 110,110					
PRINTED 05/12/2026 BY SYS																													

