LOT 13 BLOCK F SPRING HILLS S/D.
ORB 494-448, 697-435, 782-2073,

BOLAND CHRISTOPHER GEORGE
462 SW TAMPA GLN
FORT WHITE, FL 32038

2027

36-5S-15-00488-108

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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

NEIGHBORHOOD/LOC 36515.020 1.00/

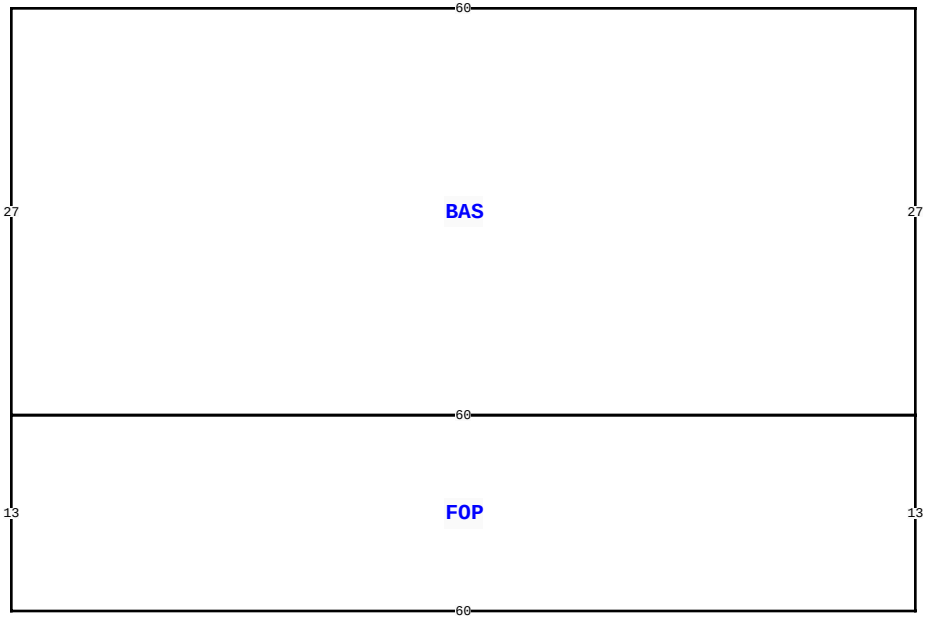
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
FOP	780	35		273	7,594
TOTALS	2,400			1,893	52,656

462 SW TAMPA GLN, FORT WHITE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,893	115.9000	69.54	131,639	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



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	0	18	20	360.00	UT	2.00	2.00	100	1993	1993	3	100	720	
2	0020	BARN,FR	0	0	38	32	1,216.00	UT	2.00	2.00	100	1993	1993	3	100	2,432	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,656
TOTAL MARKET OB/XF VALUE	12,802
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	87,458
SOH/AGL Deduction	4,519
ASSESSED VALUE	82,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,939
TOTAL JUST VALUE	87,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,458

XFOB:1:1: BRIA MH

LAND:1:1: 1.16 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/2337	6/05/2008	WD	Q	I	01	100
GRANTOR: CHRISTOPHER GEORGE BO						
GRANTEE: CHRISTOPHER GEORGE						
1145/1266	8/15/2007	QC	Q	I	01	100
GRANTOR: CINDY KOENEN						
GRANTEE: CHRISTOPHER GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 FOP= S13 E60 N13 W60$ E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,802

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	0102	C	SFR/MH	0		A-1	159.00	299.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/24/2026 BY KS Total Acres: 1.09 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS