LOTS 19 & 20 BLOCK 1 UNIT 23 THR
ESTATES.

GERNER RAYMOND E JR/BROWN AMY E
1138 SW UTAH ST
FORT WHITE, FL 32038

2026

00-00-00-01422-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

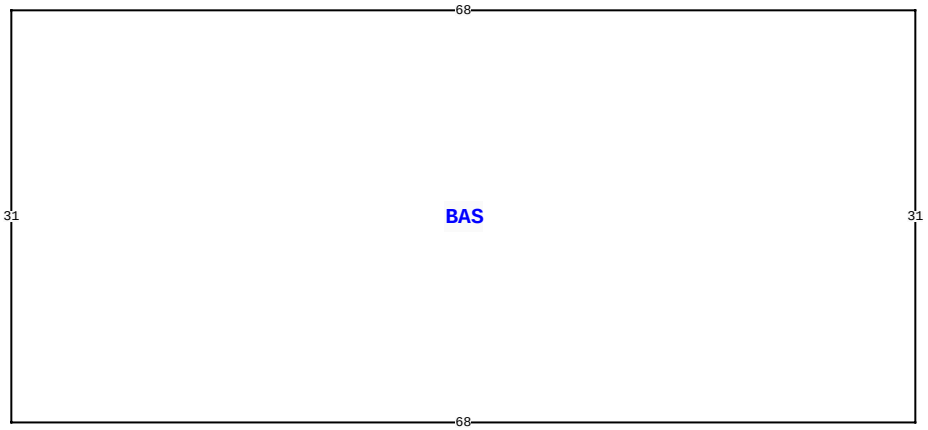
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	244,330
TOTALS	2,108			2,108	244,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	121.0000	124.63	262,720	2021	2021	0	0	0	7.00	93.00

3 MANUF 3 100% - 2022 Heated Area: 2108 HX Base Yr 2022



1136 SW UTAH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		244,330
TOTAL MARKET OB/XF VALUE		20,400
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		300,730
SOH/AGL Deduction		235,800
ASSESSED VALUE		64,930
TOTAL EXEMPTION VALUE	HX HB	39,930
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		300,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41201	M H		01/26/2021
13758	M H	75	03/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/0487	6/03/2016	QC	U	I	11	100
GRANTOR: RAYMOND E GERNER JR						
GRANTEE: RAYMOND E GERNER JR						
1059/0723	9/16/2005	WD	Q	I		120,000
GRANTOR: NELSON						
GRANTEE: GERNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,9] E68 S31 W68 N31 $
.

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	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	21	18	1.00	UT	0.00	0.00	100	2005	2005	3	100	4,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2021	2021		100	600	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021		100	300	

LAND DESCRIPTION

TOTAL OB/XF 20,400

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 03/11/2021 BY JB Total Acres: 0.92 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/11/2025 BY SYS