LOT 8 BLOCK 4 UNIT 23 THREE RIVE

689-616, WD 1364-386, WD 1422-20

KEEN STACIE R
680 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01438-008

BUILDING CHARACTERISTICS

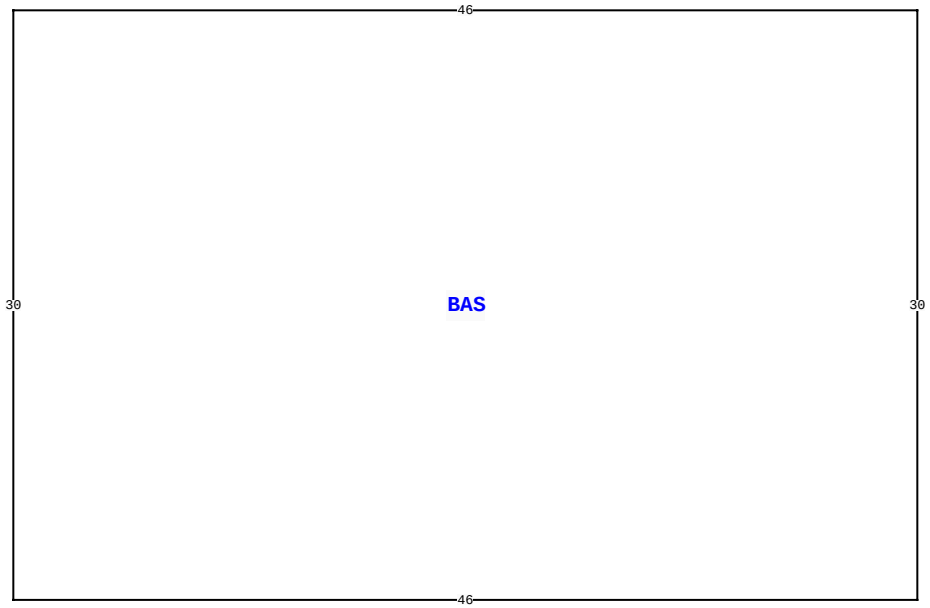
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	00	N/A 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	1,380	100		1,380	143,588
TOTALS	1,380			1,380	143,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,380	115.5000	114.34	157,789	2019	2019	0	0	0	9.00	91.00

1 MANUF 2 – 100% - 2021 Heated Area: 1380 HX Base Yr 2021



680 SW UTAH ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,588
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		168,588
SOH/AGL Deduction		65,871
ASSESSED VALUE		102,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,995
TOTAL JUST VALUE		168,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40894	M H	0	11/17/2020
37101	PUMP/UTPOL	50	08/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2080	10/13/2020	WD	U	V	11	100
GRANTOR: JOHN W KEEN						
GRANTEE: STACIE R KEEN						
1364/0386	7/06/2018	WD	Q	V	01	7,000
GRANTOR: W R & P D BLOUNT						
GRANTEE: JOHN W KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-40,-20] E46 S30 W46 N30 $
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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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2020	2020	3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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							

REVIEW DATE 12/16/2020 BY JB Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/01/2025 BY SYS