LOT 37 BLOCK 4 UNIT 23 THREE RIV
669-267, 722-786, 769-2109, QC 8

SIMS PORTIA/WAY VICTORIA
201 SW KENTUCKY ST
FORT WHITE, FL 32038

2025

00-00-00-01438-037

BUILDING CHARACTERISTICS

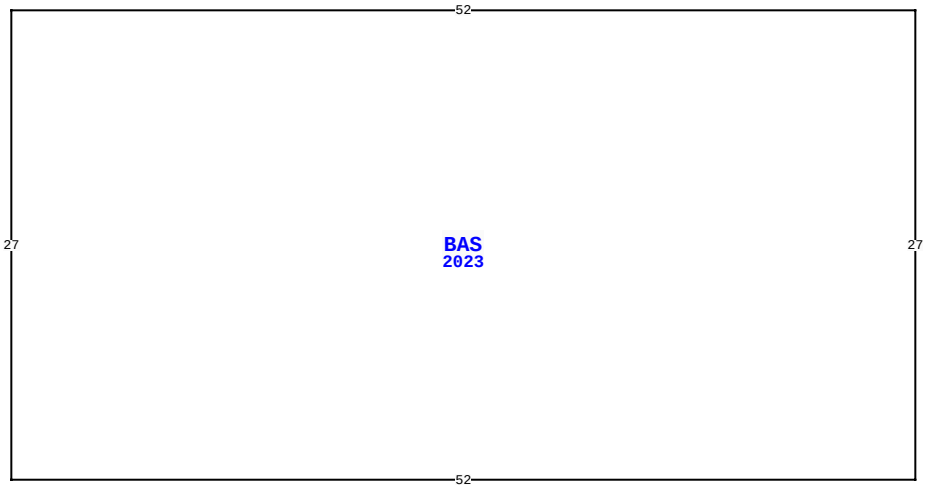
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,404	100	2023	1,404	145,299
TOTALS	1,404			1,404	145,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.5000	106.69	149,793	2022	2022	0	0	0	3.00	97.00

1 MANUF 2 – 100% - 2023 Heated Area: 1404 HX Base Yr 2023



201 SW KENTUCKY ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,299
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		170,299
SOH/AGL Deduction		11,258
ASSESSED VALUE		159,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,319
TOTAL JUST VALUE		170,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043914	Mobile Home		03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0550	6/12/2020	WD	Q	V	01	16,500
GRANTOR: TIMOTHY FLANDERS & ET						
GRANTEE: PORTIA SIMS & VICTO						
1397/2072	10/29/2019	WD	Q	V	05	20,000
GRANTOR: PEGGY CAMPBELL, NANCY						
GRANTEE: TIMOTHY FLANDERS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,12] E52 S27 W52 N27 $
.

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	2023	2022		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	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/07/2022 BY JB Total Acres: 0.82 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/01/2025 BY SYS