

LOT 58 BLOCK 4 UNIT 23 THREE RIV
795-60, 889-390, 947-2581, WD 13

CHORBA JEFFREY
595 SW KENTUCKY ST
FORT WHITE, FL 32038

2025

00-00-00-01438-058



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE 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	924	100		924	16,688
USP	48	35		17	307
TOTALS	972			941	16,994

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	100.00	400.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	941	75.2490	45.15	42,486	1985	1985	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2017 Heated Area: 924 HX Base Yr 2017											
14 66 14 16 8 6 6 8 50 BAS USP											
595 SW KENTUCKY ST, FORT WHITE											

595 SW KENTUCKY ST, FORT WHITE				BLD DATE					LGL DATE		04/30/2024	MLU
				XF DATE					LAND DATE			
				INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	0.00	0.00	100	2000	2000	3	100	106			
1.00	UT	0.00	0.00	100	2006	2006	3	100	400			
1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
1.00	UT	0.00	0.00	100	2016	2016	3	100	100			

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		16,994	
TOTAL MARKET OB/XF VALUE		7,606	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		42,600	
SOH/AGL Deduction		25,583	
ASSESSED VALUE		17,017	
TOTAL EXEMPTION VALUE		HX HB	17,017
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		42,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		39,238	
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