LOT 59 BLOCK 4 UNIT 23 THREE RIV
805-1015, 906-510, 910-283, 918-

MCCALL PATRICIA
619 SW KENTUCKY ST
FORT WHITE, FL 32038

2025

00-00-00-01438-059

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

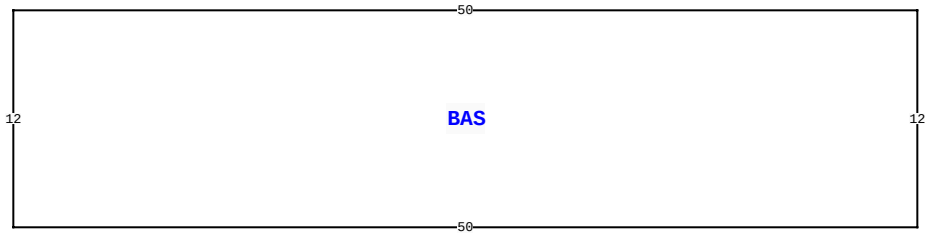
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	22,260
TOTALS	600			600	22,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	600	99.2000	54.56	32,736	1981	2010	0	0	0	32.00	68.00

1 MH/NOTITLE 100% - 2025 Heated Area: 600 HX Base Yr 2025



619 SW KENTUCKY 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		22,260
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		47,810
SOH/AGL Deduction		0
ASSESSED VALUE		47,810
TOTAL EXEMPTION VALUE	HX HB WX SX	47,810
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		47,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27998	M H	371	08/11/2009
27819	TR/TRAILER	0	05/19/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/864	2/14/2024	QC	U	I	11	100
GRANTOR: KINARD SHANNON						
GRANTEE: MCCALL PATRICIA						
1298/1471	7/23/2015	WD	Q	I	01	29,900
GRANTOR: DEIRDRE V ANDERSON						
GRANTEE: SHANNON KINARD & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S12 E50 N12$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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 12/07/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/13/2025 BY SYS