LOT 18 BLOCK 5 UNIT 23 THREE RIV

662-621, 776-1761, 785-1308, 827

GWIN KEITH RYAN
430 SW KENTUCKY ST
FORT WHITE, FL 32038

2026

00-00-00-01438-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

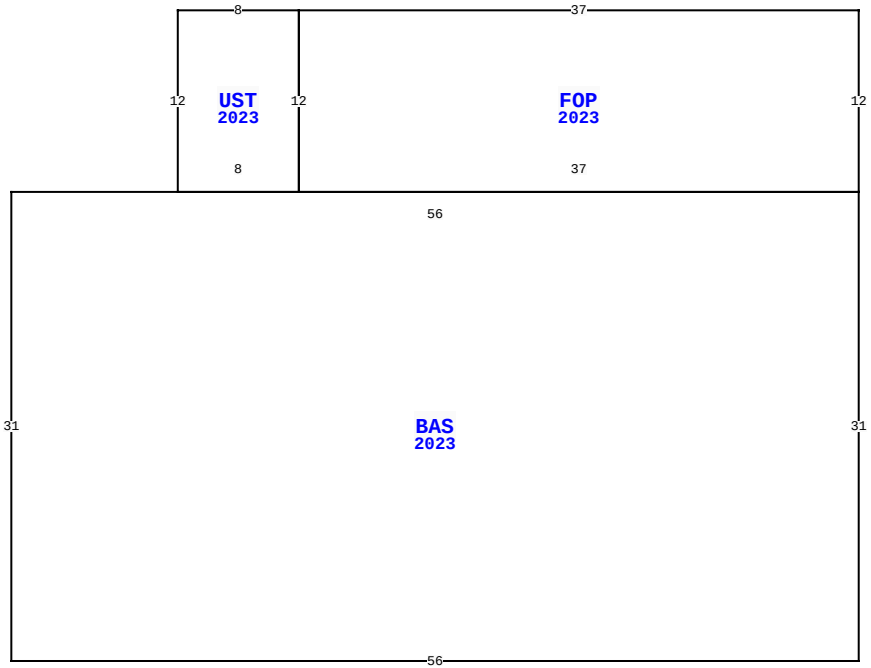
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
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	1,736	100	2023	1,736	153,492
FOP	444	35	2023	155	13,705
UST	96	45	2023	43	3,802
TOTALS	2,276			1,934	170,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,934	113.5000	93.07	179,997	2022	2022	0	0	0	5.00	95.00

1 MANUF 1 100% - 2023 Heated Area: 1736 HX Base Yr 2023



430 SW KENTUCKY 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		170,997
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		195,997
SOH/AGL Deduction		34,594
ASSESSED VALUE		161,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,681
TOTAL JUST VALUE		195,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043657	Mobile Home		02/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2488	1/17/2023	QC	U	I	11	100
GRANTOR: GWIN ASHLEY NICOLE						
GRANTEE: GWIN KEITH RYAN						
1411/1750	5/15/2020	WD	Q	V	01	9,500
GRANTOR: MIGUEL J BAHOS						
GRANTEE: KEITH RYAN & ASHLEY						

BUILDING NOTES

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	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,16] E56 S31 W56 N31 $
FOP=[YR=2023;ORIG=40,4] E37 S12 W37 N12 $
UST=[YR=2023;ORIG=32,4] E8 S12 W8 N12 $
.

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 01/18/2023 BY JB Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS