

COMM NW COR OF SE1/4 OF NW1/4, R
TO E R/W LINE OF SW KELTNER CT (
FOR POB, RUN S 1150.11 FT, E 526

BUTLER NICHOLAS/BUTLER VIRGINIA VASQUEZ
254 SW KELTNER CT
FORT WHITE, FL 32038

2025

01-7S-16-04108-010



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	49,451
UOP	459	25		115	3,144
TOTALS	2,268			1,924	52,594

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	16	26	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0080	DECKING	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	13.92

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,924	113.9000	68.34	131,486	1995	1995		0	0	60.00	40.00	
2 MOBILE HME - 0% - 2024													
Heated Area: 1809													
HX Base Yr													
245 SW KELTNER CT, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/08/2025 MLU													

TOTAL OB/XF													
9,300													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,594	
TOTAL MARKET OB/XF VALUE		9,300	
TOTAL LAND VALUE - MARKET		125,280	
TOTAL MARKET VALUE		187,174	
SOH/AGL Deduction		0	
ASSESSED VALUE		187,174	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		187,174	
TOTAL JUST VALUE		187,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1500/2563	10/17/2023	QC	U	I	11	100	
GRANTOR: PAREJA CEASAR MARIO							
GRANTEE: BUTLER NICHOLAS ALL							
1500/928	10/06/2023	QC	U	I	11	100	
GRANTOR: HINTON SUZANNA BUTLER							
GRANTEE: BUTLER NICHOLAS ALL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W46 UOP= N5 E19 N16 W24S16 W10 S5 E15\$ W21 S27 E67 N27\$.									