

COMM NW COR OF NE1/4, RUN S 1145
US-27, SE ALONG R/W 785.70 FT FO
1017.89 FT, E 374.16 FT, S 1357.

HALONSKI JAMES WILLIAM/HALONSKI PETER M
6341 SW US HIGHWAY 27
FORT WHITE, FL 32038

2025

03-7S-16-04122-004



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		2 100
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	3716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	53,935
UOP	300	25		75	4,378

TOTALS	1,224			999	58,313
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0060	CARPORT F	0	100	0	0	1.00	UT	0.00
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

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	100		A-1	0.00	0.00	10.20

REVIEW DATE 06/18/2015 BY TW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	999	112.9000	106.13	106,024	2005	2005	0	0	0	45.00	55.00
2 MANUF 1 - 100% - 2022												
Heated Area: 924 HX Base Yr 2022												
14 66 14 36 30 10 30 10												
BAS												
UOP												

6341 SW US HIGHWAY 27 , FORT WHITE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			58,313
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			96,900
TOTAL MARKET VALUE			165,213
SOH/AGL Deduction			47,269
ASSESSED VALUE			117,944
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			17,222
TOTAL JUST VALUE			165,213
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22937	M H	0	03/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2071	5/31/2019	LE	U	I	14	100
GRANTOR: WALTER C HALONSKI (LI						
GRANTEE: THOMAS JOSEPH HALON						
0807/2421	6/23/1995	WD	Q	I		37,000
GRANTOR: CARL IVEY CARTER						
GRANTEE: WALTER C & MARGARET						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W66 S14 E36 UOP= S10 E30 N10 W30\$ E30 N14\$.									

TOTAL OB/XF									
10,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.20

Total Acres: 10.20 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900

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