BEG NW COR OF SW1/4 OF NE1/4, RU
S 426.64 FT, W 1433.93 FT, N 292
139.45 FT, E 191.71 FT TO POB EX

BEIL DAVID EDWARD JR/BEIL MEGAN TIANA
767 SW KINARD CT
FORT WHITE, FL 32038

2026

05-6S-16-03773-002

BUILDING CHARACTERISTICS

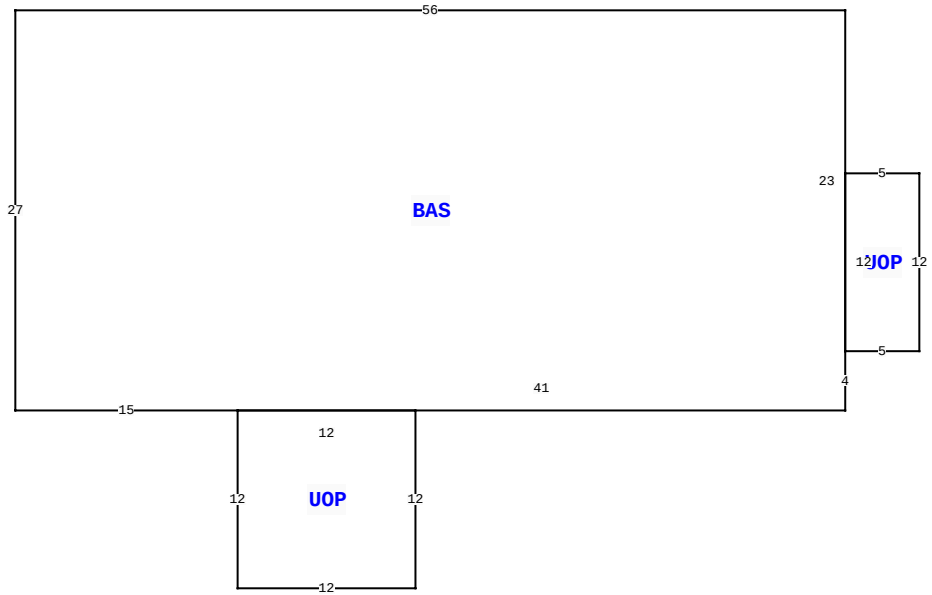
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,332
UOP	60	25		15	410
UOP	144	25		36	984
TOTALS	1,716			1,563	42,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,563	113.9000	68.34	106,815	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1512 HX Base Yr 2022



767 SW KINARD CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		42,726
TOTAL MARKET OB/XF VALUE		8,456
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		75,182
SOH/AGL Deduction		21,204
ASSESSED VALUE		53,978
TOTAL EXEMPTION VALUE	HX HB	28,978
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,182

XFOB:1:1: BONA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8427	M H	125	05/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0261	6/22/2020	WD	U	I	30	100
GRANTOR: DAVID EDWARD JR & MEG						
GRANTEE: DAVID EDWARD BEIL J						
1351/0615	1/05/2018	QC	U	I	11	100
GRANTOR: JOSEPH RANDY HARRISON						
GRANTEE: DAVID EDWARD BEIL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E15 UOP= S12 E12 N12 W12$ E41 N4 UOP= E5 N12 W5 S12$ N23$.

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	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	70	1994	1994	3	70	756	

LAND DESCRIPTION

TOTAL OB/XF 8,456

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	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

REVIEW DATE 06/20/2015 BY TW Total Acres: 2.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/20/2025 BY SYS