(AKA LOT 5 ODOM ICHETUCKNEE
FARM S/D UNREC) COMM SW COR OF
SE1/4, RUN W 1330.24 FT, N 40

KARMERIS JAMES S JR
268 SW KINARD CT
FORT WHITE, FL 32038

2026

05-6S-16-03777-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

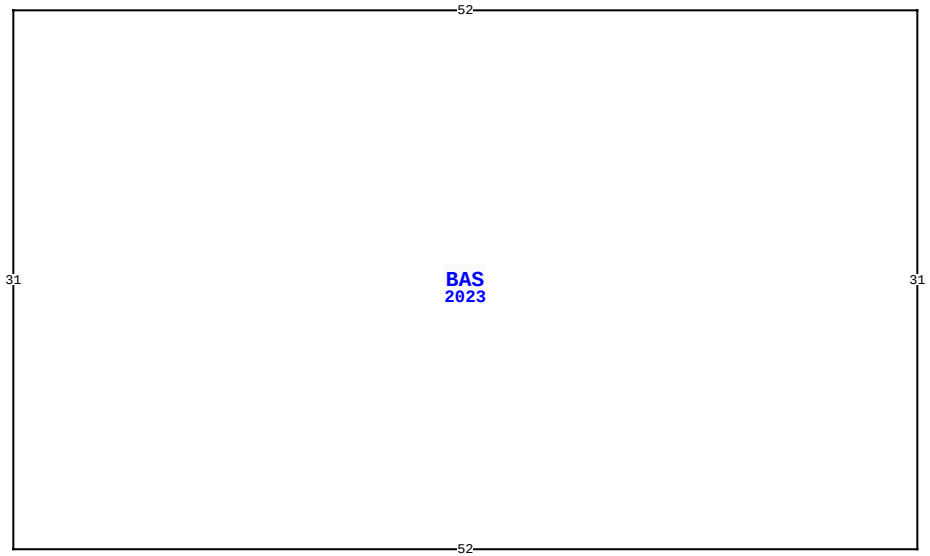
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2023	1,612	184,549
TOTALS	1,612			1,612	184,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,612	117.0000	120.51	194,262	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 1612 HX Base Yr 2023



268 SW KINARD CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,549
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		122,310
TOTAL MARKET VALUE		313,859
SOH/AGL Deduction		21,887
ASSESSED VALUE		291,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,250
TOTAL JUST VALUE		313,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043230	Mobile Home		12/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0763/0645	6/15/1992	WD	U	V	12	5,000

GRANTOR: LENVIL DICKS

GRANTEE: JAMES KARMERIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,12] E52 S31 W52 N31 $
.

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	

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	0.00	0.00	13.59	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,310							

REVIEW DATE 06/01/2022 BY MLU Total Acres: 13.59 Total Land Value: 122,310 Market: 0 Agricultural: 0 Common: 122,310 PRINTED 11/19/2025 BY SYS