

COMM SW COR, RUN E 1257.24 FT,
N 667.95 FT, E 1317.13 FT FOR
POB, CONT E 650.03 FT, N

KIPPER CLAUDIO/KIPPER PATRICIA G
533 SW PRIMROSE TERR
FORT WHITE, FL 32038

2026

07-6S-17-09621-408



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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 MKT AREA 02

NEIGHBORHOOD/LOC 7617.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	36,264
BAS	960	100		960	58,022
FCP	240	25		60	3,626
FOP	260	35		91	5,500
UST	168	45		76	4,594

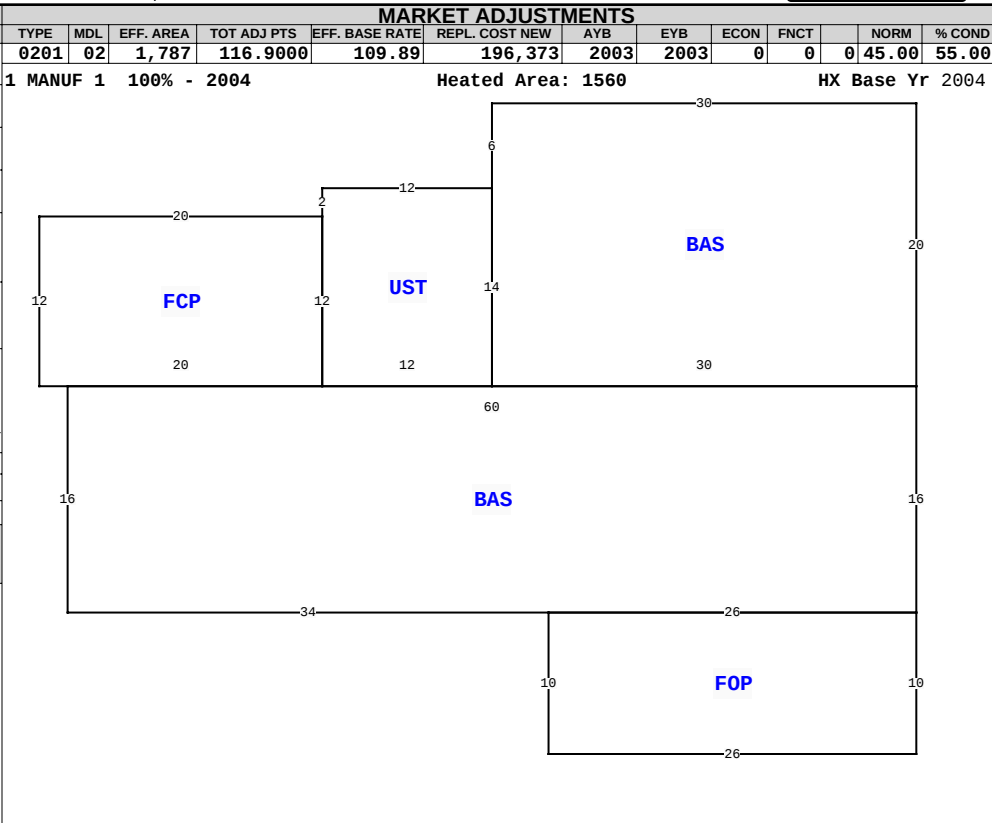
TOTALS 2,228 1,787 108,005

EXTRA FEATURES

L N	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	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	20	30	600.00	UT	7.50	7.50	100	2003	2003	3	100	4,500	
5	0296	SHED METAL	0	100	12	46	552.00	UT	9.00	9.00	100	2013	2013	3	100	4,968	
6	0296	SHED METAL	0	100	26	40	1,040.00	UT	9.00	9.00	100	2013	2013	3	100	9,360	
7	0296	SHED METAL	0	100	20	20	400.00	UT	9.00	9.00	100	2013	2013	3	100	3,600	
8	0296	SHED METAL	0	100	12	36	432.00	UT	9.00	9.00	100	2013	2013	3	100	3,888	
9	0296	SHED METAL	0	100	16	24	384.00	UT	9.00	9.00	100	2013	2013	3	100	3,456	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							



533 SW PRIMROSE TER, FORT WHITE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 38,572

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

COLUMBIA COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,005
TOTAL MARKET OB/XF VALUE		38,572
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		241,767
SOH/AGL Deduction		97,979
ASSESSED VALUE		143,788
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,066
TOTAL JUST VALUE		241,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20333	M H	125	01/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0623	7/10/2018	WD	U	I	30	100
GRANTOR: CLAUDIO & PATRICIA, M						
GRANTEE: CLAUDIO & PATRICIA						
0916/1523	12/15/2000	WD	Q	V		84,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: CLAUDIO, PATRICK &						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W60 S16 E34 FOP= S10 E26 N10 W26\$ E26 N16\$ BAS= N20 W30 S6 UST= W12 S2 FCP= W20 S12 E20 N12\$ S12 E12 N14\$ S14 E30\$.	