

COMM NW COR OF NE1/4, RUN S 20.9
ICHETUCKNEE RD, E ALONG R/W 1347
1892.66 FT FOR POB, CONT S 671.4

KARAMOLENGOS BABIS
531 SW CHOCTAW AVE
FORT WHITE, FL 32038

2025

12-6S-16-03816-312



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		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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	125,083
UOP	200	25		50	3,048

TOTALS	2,252			2,102	128,131
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2010
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.02	AC	

REVIEW DATE 12/26/2024 BY JS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,102	117.9000	110.83	232,965	2004	2003	0	0	0 45.00	55.00
1 MANUF 1 - 100% - 2004											
Heated Area: 2052											
HX Base Yr 2004											

531 SW CHOCTAW AVE, FORT WHITE	04/07/2025	MLU
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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	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

TOTAL OB/XF											
7,800											

Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,131	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		95,190	
TOTAL MARKET VALUE		231,121	
SOH/AGL Deduction		118,150	
ASSESSED VALUE		112,971	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		62,249	
TOTAL JUST VALUE		231,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051557	Roof Replacement	6,265	11/19/2024
20773	M H	125	06/05/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0869/0766	11/15/1998	WD	Q	V		26,000	
GRANTOR: COLUMBIA PLANTATIONS							
GRANTEE: KARAMOLENGOS							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W56 S27 E76 N27 UOP= N10 W20 S10 E20\$ W20\$.							

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