LOT 26 GOLDEN FARMETTES S/D.
456-470, 748-1014, 750-1725, 756

KULCSAR NATHAN/EGLINGER JOIE
165 SW TRUDY WAY
FT WHITE, FL 32038

2026

12-7S-16-04190-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

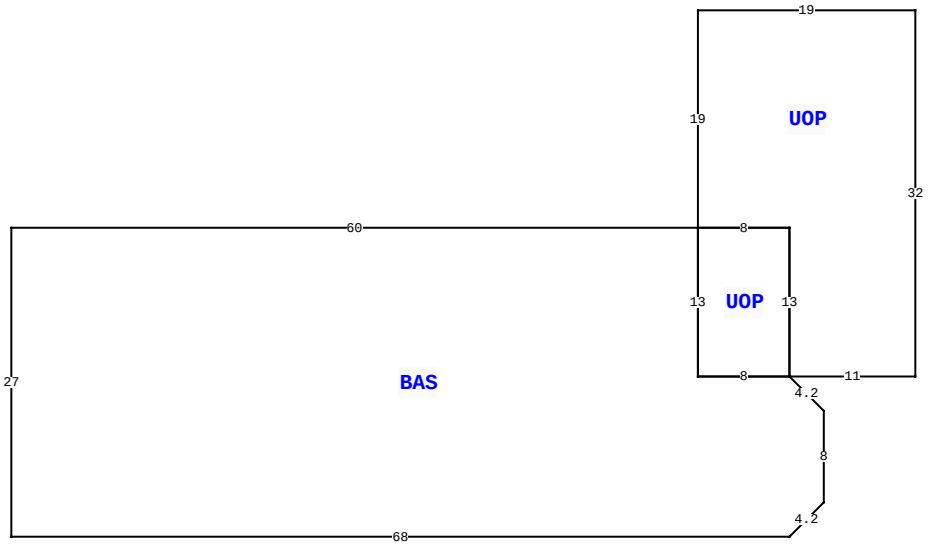
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	12716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100		1,765	128,114
UOP	104	25		26	1,887
UOP	504	25		126	9,146
TOTALS	2,373			1,917	139,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,917	118.8000	111.67	214,071	2000	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 2023 Heated Area: 1765 HX Base Yr 2023



165 SW TRUDY WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,146
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		32,480
TOTAL MARKET VALUE		181,626
SOH/AGL Deduction		3,715
ASSESSED VALUE		177,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,189
TOTAL JUST VALUE		181,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,048

SALE:7:1: PROBATE FILE 91-518-CF
SALE:6:1: LOT 26 GOLDEN FARMETTES
SALE:5:1: LOT 26 GOLDEN FARMETTES
SALE:4:1: W,S,E NOT SURE IF ANY OTHER IMPROV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18643	M H	125	08/22/2001
11590	M H	125	08/29/1996
11056	M H	125	04/19/1996
7084	M H	60	04/26/1993
6756	M H	60	01/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/368	6/01/2022	WD	Q	I	01	170,000
GRANTOR: VARNER DANIEL G						
GRANTEE: KULCSAR NATHAN						
1409/1576	4/08/2020	WD	Q	I	01	125,000
GRANTOR: DONALD LEWIS & ROBERT						
GRANTEE: DANIEL G & ANABEL V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E68 R3 U3 N8 U3 L3 UOP= E11 N32 W19 S19 E8 S13 $ UOP= N13 W8 S13 E8$W8 N13$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	2.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,480							

REVIEW DATE 06/10/2020 BY KR Total Acres: 2.32 Total Land Value: 32,480 Market: 0 Agricultural: 0 Common: 32,480 PRINTED 11/19/2025 BY SYS