BEG SW COR OF SW1/4 OF SW1/4, RU
764.27 FT, S 393.93 FT, W 763.70

CASE KENNETH W II/CASE JANIS G
544 SW POLARIS TERR
FORT WHITE, FL 32038

2025

13-7S-16-04203-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Quality	03	03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

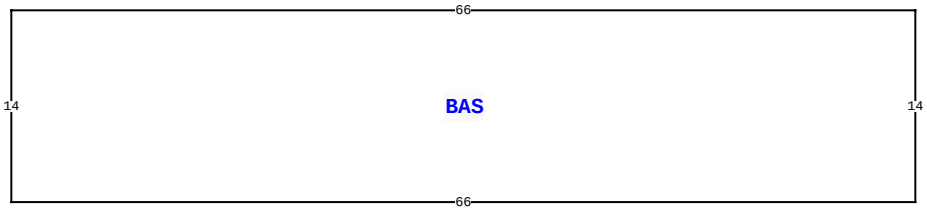
NEIGHBORHOOD/LOC 13716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,936
TOTALS	924			924	21,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	98.9100	59.35	54,839	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 2008 Heated Area: 924 HX Base Yr 2008



544 SW POLARIS TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,936
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		69,200
TOTAL MARKET VALUE		98,336
SOH/AGL Deduction		52,216
ASSESSED VALUE		46,120
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,120
TOTAL JUST VALUE		98,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25980	M H	275	07/03/2007
19459	M H	125	04/24/2002
16151	M H	125	10/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1047	5/23/2022	LE	U	I	14	100
GRANTOR: CASE KENNETH W JR						
GRANTEE: CASE BENJAMIN M						
1106/1607	12/28/2006	WD	Q	V	01	100
GRANTOR: MARK & NANCY SULIIVAN						
GRANTEE: KENNETH W II & JANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	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 7,200

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	6.92	AC		1.00	1.00	1.00	10,000.00	10,000.00	69,200							

REVIEW DATE 07/06/2015 BY TW Total Acres: 6.92 Total Land Value: 69,200 Market: 0 Agricultural: 0 Common: 69,200 PRINTED 05/13/2025 BY SYS