

LOT 3 BLOCK B ICHETUCKNEE PINES  
650-626, 651-323, 727-47, 884-99

KINARD WAYNE F  
5375 SW ELIM CHURH RD  
FORT WHITE, FL 32038

**2025**

16-6S-16-03832-106

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Interior Floor	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	16616.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2023	2,108	254,838
TOTALS	2,108			2,108	254,838

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	2,108	121.0000	124.63	262,720	2022	2022	0	0	3.00	97.00	
1 MANUF 3 - 100% - 2023			Heated Area: 2108			HX Base Yr 2023						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 2023</p> </div>												
5375 SW ELIM CHURCH RD, FORT WHITE												
BLD DATE						LGL DATE				04/07/2025	MLU	
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		254,838	
TOTAL MARKET OB/XF VALUE		9,896	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		319,734	
SOH/AGL Deduction		33,710	
ASSESSED VALUE		286,024	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		235,302	
TOTAL JUST VALUE		319,734	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042988	Mobile Home		10/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2393	7/06/2023	WD	U	I	11	100
GRANTOR: KINARD ALICE P						
GRANTEE: KINARD WAYNE FRANKL						
1493/551	6/13/2023	WD	U	I	11	100
GRANTOR: KINARD ALICE P						
GRANTEE: KINARD WAYNE FRANKL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=15,14] E68 S31 W68 N31 \$	

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	0166	CONC, PAVMT	0	100	0	0			597.00	UT	3.00				896	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				1,000	
3	0285	SALVAGE	0	100	0	0			1.00	UT	0.00				1,000	
4	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000.00	
<b>TOTAL OB/XF</b>															9,896	

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							