COMM NW COR OF SEC, E 25 FT TO E RD, CONT E 3950.69, S 2649.27 FT FOR POB, S 693.69 FT, TO RD R/W,

BORSTEL WALTER JOHN VON
195 SW KERNAN GLN
FORT WHITE, FL 32038

2026

16-6S-16-03832-226

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

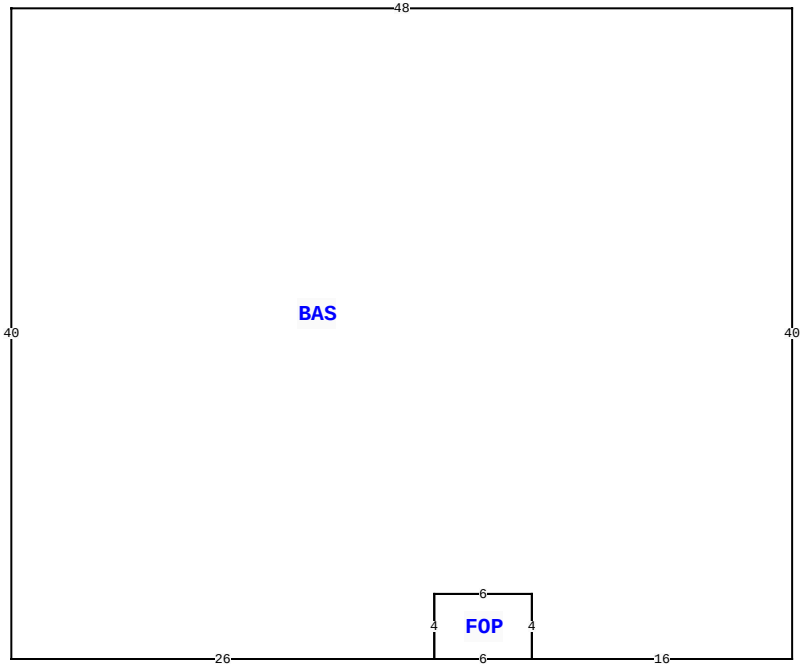
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100		1,896	46,649
FOP	24	35		8	197
TOTALS	1,920			1,904	46,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	102.5100	61.51	117,115	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1896 HX Base Yr 2015



195 SW KERNAN GLN, 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		46,846
TOTAL MARKET OB/XF VALUE		8,090
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		109,936
SOH/AGL Deduction		47,274
ASSESSED VALUE		62,662
TOTAL EXEMPTION VALUE	HX HB 13	62,662
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		109,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14884	M H	125	12/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1907	1/09/2025	WD	U	I	11	100
GRANTOR: BORSTEL JENNIFER ANN						
GRANTEE: BORSTEL WALTER JOHN						
1531/636	12/17/2024	WD	U	I	11	100
GRANTOR: VON BORSTEL WALTER						
GRANTEE: VON BORSTEL WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S40 E26 FOP= E6 N4 W6 S4$ N4 E6 S4 E16 N40$.

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	0080	DECKING	0	100	10	20	200.00	UT	5.00	5.00	70	1999	1999	3	70	700	
2	0294	SHED WOOD/	0	100	14	20	1.00	UT	500.00	500.00	50	1999	1999	3	50	250	
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	20	20	1.00	UT	200.00	200.00	70	1999	1999	3	70	140	

LAND DESCRIPTION

TOTAL OB/XF 8,090

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

REVIEW DATE 05/27/2015 BY TW Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS