

BEG SW COR OF SW1/4 OF NE1/4,
RUN W 327.32 FT, S 693.69 FT
TO N R/W OAKWOOD CT, E 123.57

YOUNG DALE/YOUNG SHELLEY
253 SW KERNAN GLN
FT WHITE, FL 32038

2026

16-6S-16-03832-232



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	03	03 100
Kitchen Adjus	01	01 100

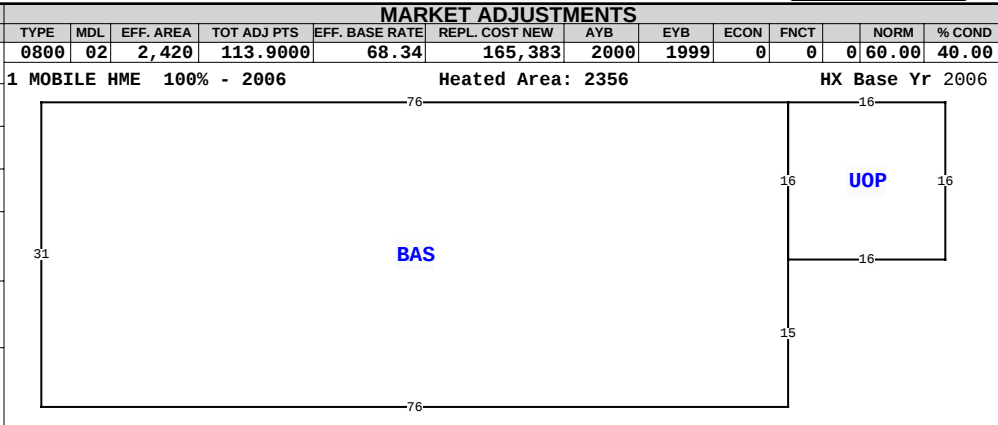
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
UOP	256	25		64	1,750

TOTALS	2,612			2,420	66,153
--------	-------	--	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1999
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2006
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2015

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	1.00	LT	



253 SW KERNAN GLN, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,150											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		66,153	
TOTAL MARKET OB/XF VALUE		9,150	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		130,303	
SOH/AGL Deduction		50,952	
ASSESSED VALUE		79,351	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		28,629	
TOTAL JUST VALUE		130,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,303	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16289	M H	125	11/16/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1043/0390	4/07/2005	WD Q	Q	I	
GRANTOR: PETER G & KATHLEEN S					
GRANTEE: DALE & SHELLEY YOUN					
0891/0659	10/29/1999	WD Q	Q	V	
GRANTOR: M WEAVER					
GRANTEE: PETER & KATHLEEN KO					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
---------------------	--	--	--	--	--	--	--	--	--	--	--

BAS= W76 S31 E76 N15 UOP= E16 N16 W16 S16\$ N16\$.											
--	--	--	--	--	--	--	--	--	--	--	--