

LOT 9 PALAWAN ESTATES S/D.
831-1596, QC 1014-1403, TD 1255-

KINCEL LARRY J/KINCEL KIMBERLY
1620 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

17-6S-16-03852-009

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
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		1.5 100			
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			17616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	24,244
FSP	318	40		127	3,347
UOP	128	25		32	843
TOTALS	1,366			1,079	28,434

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,079	109.8000	65.88	71,085	1985	1985	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2021				Heated Area: 920				HX Base Yr			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	20	16	1.00	UT	0.00	0.00	1,800
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	300
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	7,000
TOTAL OB/XF 9,100											

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT	1.00
REVIEW DATE 05/28/2015 BY TW Total Acres: 0.96 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/18/2025 BY SYS											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						28,434						
TOTAL MARKET OB/XF VALUE						9,100						
TOTAL LAND VALUE - MARKET						13,000						
TOTAL MARKET VALUE						50,534						
SOH/AGL Deduction						1,723						
ASSESSED VALUE						48,811						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						48,811						
TOTAL JUST VALUE						50,534						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						50,534						
BLDG:1:1: FLEETWOOD/SPRI MH												
SALE:1:1: INCL 1985 DBL WIDE												
XFOB:1:1: SPRINGHILL M H												
PERMIT NUM			DESCRIPTION			AMT			ISSUED			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1410/0585		4/17/2020		WD	U		I		11	100		
GRANTOR: LARRY & KIMBERLY KINC												
GRANTEE: LARRY & KIMBERLY KI												
1255/2352		6/04/2013		TD	U		I		18	7,700		
GRANTOR: CLKER OF COURT												
GRANTEE: LARRY & KIMBERLY KI												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W15 S23 E13 UOP= S8 E16N8 W16\$ E27 N23 FSP= N14 W17 S4 W8 S10 E25\$ W25\$.												