LOT 1 HERNDON ACRES S/D.

851-880, 1042-2509, WD 1057-2384

ARNOLD MELVIN
P O BOX 853
FORT WHITE, FL 32038-0853

2026

19-6S-16-03876-101

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

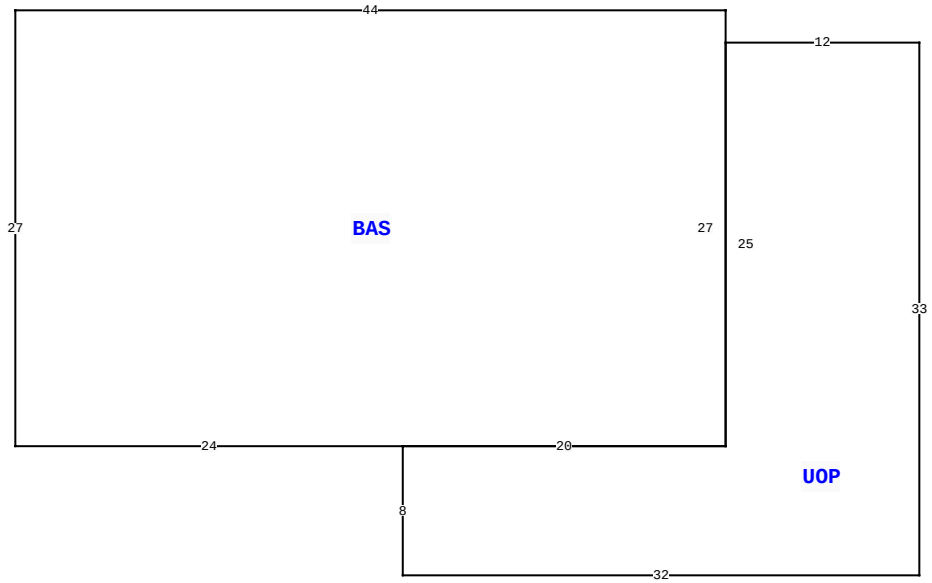
NEIGHBORHOOD/LOC 19616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	68,790
UOP	556	25		139	8,049
TOTALS	1,744			1,327	76,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,327	112.0000	105.28	139,707	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1188 HX Base Yr 2009



296 SW KENTUCKY ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,839
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		103,039
SOH/AGL Deduction		44,086
ASSESSED VALUE		58,953
TOTAL EXEMPTION VALUE	HX HB SX	58,953
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		103,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,039

LAND:1:1: 2.22 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19760	M H	125	07/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1477	10/17/2024	LE	U	I	14	100
GRANTOR: ARNOLD MELVIN (ENH LI						
GRANTEE: KOPMAN PAUL (RMDR)						
1079/2671	3/31/2006	WD	Q	I		110,000
GRANTOR: PETER C O'DONNELL						
GRANTEE: MELVIN ARNOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E24 UOP= S8 E32 N33 W12 S25 W20$ E20 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
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 8,200

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	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/03/2015 BY DF Total Acres: 2.21 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS