LOTS 5 & 6 & W1/2 LOT 7 BLK 1 HO
BLUFF S/D.

PENDER DANNETTE R/PENDER DAN EUGENE MICAH
195 SW KNIGHT TER
FORT WHITE, FL 32038

2026

19-7S-16-04238-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

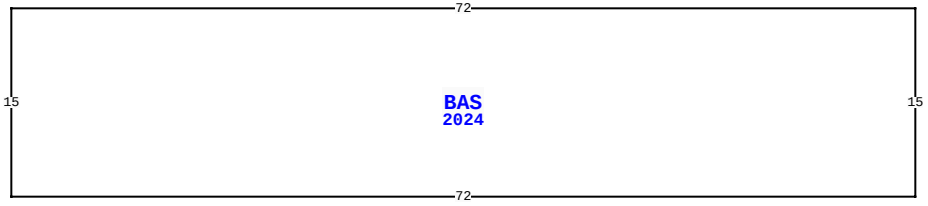
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2024	1,080	123,890
TOTALS	1,080			1,080	123,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0250	02	1,080	115.0000	120.75	130,410	2022	2022	0	0	0	5.00	95.00

1 MANUF PILING 100% - 2024 Heated Area: 1080 HX Base Yr 2024



195 SW KNIGHT TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,890
TOTAL MARKET OB/XF VALUE		16,300
TOTAL LAND VALUE - MARKET		11,250
TOTAL MARKET VALUE		151,440
SOH/AGL Deduction		40,560
ASSESSED VALUE		110,880
TOTAL EXEMPTION VALUE	WX DX HX HB SX	110,722
BASE TAXABLE VALUE		158
TOTAL JUST VALUE		151,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045190	Modular Building		08/16/2022
5120	SFR	15,000	07/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/1967	7/29/2014	WD	U	I	11	100
GRANTOR: CLARENCE A & DANNETTE						
GRANTEE: CHARENCE A & DANNET						
0646/0433	2/12/1988	WD	U	I		2,500
GRANTOR: SMITH FREDERICK A &						
GRANTEE: PENDER CLARENCE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,18] E72 S15 W72 N15 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	

LAND DESCRIPTION

TOTAL OB/XF 16,300

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	0201	C	MOD HOME	100		A-1	0.00	0.00	2.50	LT		1.00	1.00	0.75	6,000.00	4,500.00	11,250							

REVIEW DATE 02/22/2023 BY JB Total Acres: 0.56 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/18/2025 BY SYS