

COMM SE COR, RUN W 515.46 FT TO
NW 778.73 FT FOR POB, CONT NW 41
FT, SE 410 FT, SW 550 FT TO POB.

MACNICOL KENNETH EDWARD JR LIVING TRUST DATED JULY
1643 SW US HWY 27
FORT WHITE, FL 32038

2026

19-7S-17-10026-004



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

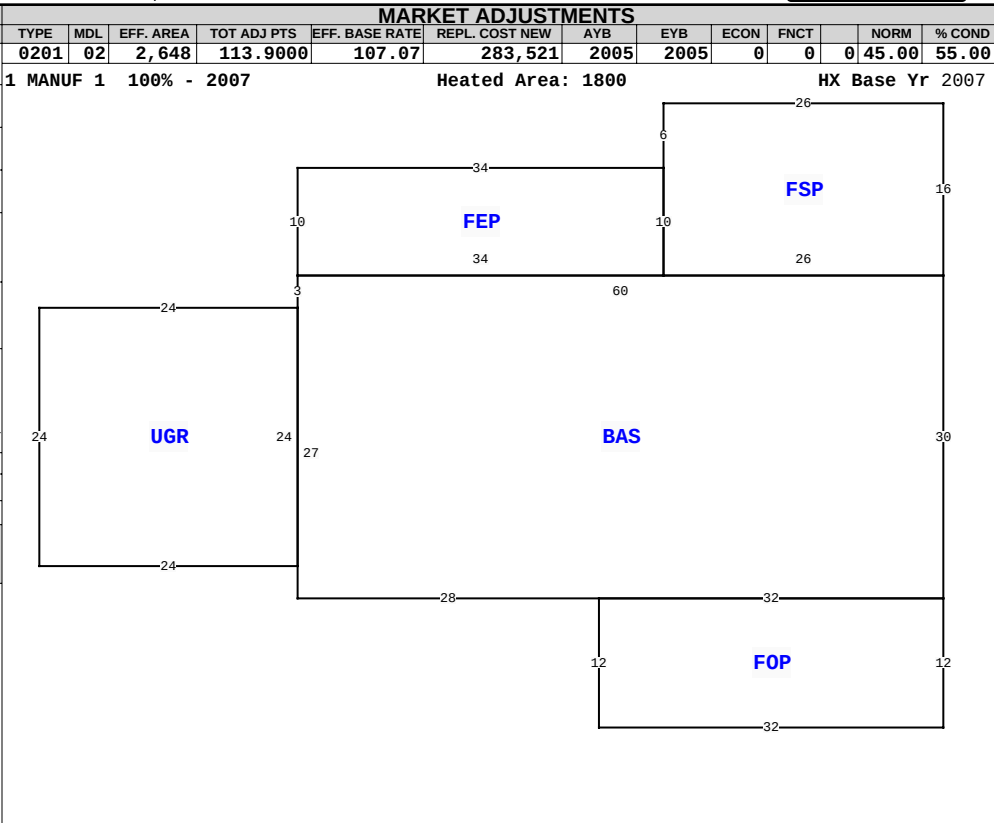
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	105,999
FEP	340	85		289	17,019
FOP	384	35		134	7,891
FSP	416	40		166	9,776
UGR	576	45		259	15,252

TOTALS	3,516			2,648	155,937
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0280	POOL R/CON	0 100	34	15	510.00	UT	70.00	
2	0260	PAVEMENT-A	0 100	0	0	3,611.00	UT	1.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0031	BARN,MT AE	0 100	10	13	1.00	UT	0.00	
5	0296	SHED METAL	0 100	8	10	1.00	UT	0.00	
6	0294	SHED WOOD/	0 100	12	20	1.00	UT	0.00	
7	0294	SHED WOOD/	0 100	16	20	1.00	UT	0.00	
8	0080	DECKING	0 100	7	31	1.00	UT	0.00	
9	0031	BARN,MT AE	0 100	50	30	1,500.00	UT	12.00	
10	0214	GRN HOUSE	0 100	17	20	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.18



1643 SW US HIGHWAY 27 , FORT WHITE	BLD DATE	LGL DATE	05/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0280	POOL R/CON	0 100	34	15	510.00	UT	70.00	70.00	100	1993	1993	3	40	14,280	
2	0260	PAVEMENT-A	0 100	0	0	3,611.00	UT	1.00	1.00	100	1993	1993	3	100	3,611	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0 100	10	13	1.00	UT	0.00	0.00	100	0	0	3	100	350	
5	0296	SHED METAL	0 100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	360	
6	0294	SHED WOOD/	0 100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	700	
7	0294	SHED WOOD/	0 100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
8	0080	DECKING	0 100	7	31	1.00	UT	0.00	0.00	100	0	0	3	100	434	
9	0031	BARN,MT AE	0 100	50	30	1,500.00	UT	12.00	12.00	100	2001	2001	3	100	18,000	
10	0214	GRN HOUSE	0 100	17	20	1.00	UT	0.00	0.00	100	0	0	3	100	700	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.18

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	155,937		
TOTAL MARKET OB/XF VALUE	52,935		
TOTAL LAND VALUE - MARKET	51,800		
TOTAL MARKET VALUE	260,672		
SOH/AGL Deduction	93,652		
ASSESSED VALUE	167,020		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	111,298		
TOTAL JUST VALUE	260,672		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	260,672		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24114	M H	275	02/06/2006
17733	GARAGE	106	12/12/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1546/990	7/23/2025	WD U	I	11		100	
GRANTOR: MACNICOL KENNETH E AK							
GRANTEE: MACNICOL KENNETH ED							
1434/682	4/06/2021	PB U	I	18		0	
GRANTOR: CLERK OF COURT (ESTAT							
GRANTEE: MACNICOL KENNETH E							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S3 UGR= W24 S24 E24 N24\$ S27 E28 FOP= S12 E32 N12 W32\$ E32 N30\$ FSP= N16 W26 S6 FEP= W34 S10 E34 N10\$ S10 E26\$.									

MACNICOL KENNETH EDWARD JR LIVING TRUST DATED JULY
1643 SW US HWY 27
FORT WHITE, FL 32038

19-7S-17-10026-004

[illegible]