COMM SE COR, RUN W 515.46 FT TO NW'LY ALONG R/W 2452.67 FT FOR P 266.71 FT, NE 823.55 FT, SE 266.

KEENER JAMES B
1901 SW US HWY 27
FORT WHITE, FL 32038

2026

19-7S-17-10026-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

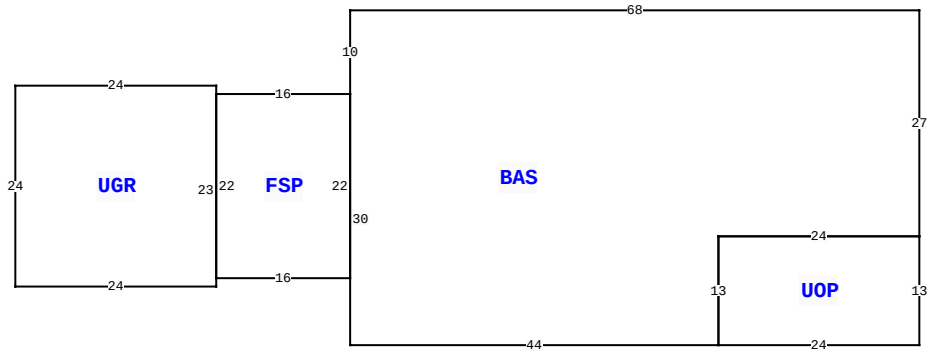
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Stories	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	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,408	100		2,408	144,294
FSP	352	40		141	8,449
UGR	576	45		259	15,520
UOP	312	25		78	4,674
TOTALS	3,648			2,886	172,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,886	115.9000	108.95	314,430	2003	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 2408 HX Base Yr 2003



1901 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,936
TOTAL MARKET OB/XF VALUE		12,060
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		235,396
SOH/AGL Deduction		109,985
ASSESSED VALUE		125,411
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		69,689
TOTAL JUST VALUE		235,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19696	M H	30	07/01/2002
19368	PUMP/UTPOL	30	03/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1450/418	9/29/2021	LE	U	I	14	100
GRANTOR: KEENER JAMES B						
GRANTEE: KEENER MICHAEL TODD						
0904/1426	6/14/2000	WD	Q	V		31,000
GRANTOR: BROUILLETTE & KANE						
GRANTEE: JAMES & JUDY KEENER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S10 FSP= W16 UGR= N1 W24 S24 E24 N23$ S22 E16 N22$ S30 E44 UOP= E24 N13 W24 S13$ N13 E24 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	0060	CARPORT F	0	100	10	22	220.00	UT	5.00	5.00	100	2007	2007	3	100	1,100	
2	0030	BARN,MT	0	0	20	22	440.00	UT	12.00	12.00	100	2007	2007	3	100	5,280	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0294	SHED WOOD/	0	100	16	24	384.00	UT	5.00	5.00	50	2007	2007	3	50	960	
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	50	2007	2007	3	50	720	

LAND DESCRIPTION

TOTAL OB/XF 12,060

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			0.00	0.00	5.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,400							

REVIEW DATE 12/13/2017 BY BC Total Acres: 5.04 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/18/2025 BY SYS