COMM SW COR OF NW1/4 OF SE1/4, R
R/W CR-138, FOR POB, CONT N 210
210 FT, W 210 FT TO POB.

KOHN FAMILY TRUST
2211 E DEER FLAT RD
KUNA, ID 83634

2026

21-7S-16-04272-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

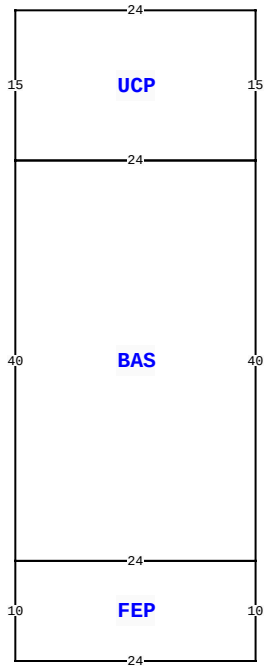
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	22,569
FEP	240	80		192	4,514
UCP	360	20		72	1,693
TOTALS	1,560			1,224	28,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,224	59.9760	67.17	82,216	1967	1967	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



4997 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,776
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	46,276
SOH/AGL Deduction	0
ASSESSED VALUE	46,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,276
TOTAL JUST VALUE	46,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,276

XFOB:3:1: FLEETWOOD MH
BLDG:2:1: FLEET MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052432	Electrical Servic	0	02/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/0186	6/13/2019	WD	U	I	11	100
GRANTOR: CHRISTOPHER WILLIAM K						
GRANTEE: HARRY C KOHN TRUSTE						
1331/0454	2/14/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: CHRISTOPHER WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N15 W24 S15 E24$ BAS= W24 S40 FEP= S10 E24 N10 W24$E24 N40$.

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	0296	SHED METAL	0	0	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							

REVIEW DATE 03/04/2025 BY TW Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/10/2025 BY SYS