COMM AT NE COR RUN S 1328.25 FT,
FT TO POB, CONT W 332.24 FT, S 1
E 331.90 FT, N 1328.89 FT TO POB

KIRKLAND MARCIA E
573 SW ILLINOIS ST
FORT WHITE, FL 32038

2026

25-6S-15-00519-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

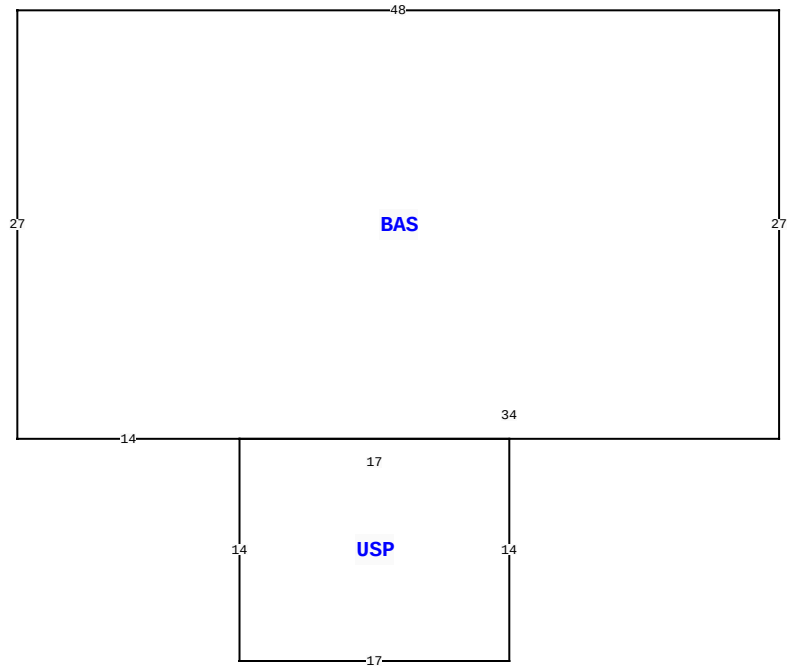
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	25615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
USP	238	35		83	4,888
TOTALS	1,534			1,379	81,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,379	113.9000	107.07	147,650	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1296 HX Base Yr 2011



573 SW ILLINOIS ST, 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		81,208
TOTAL MARKET OB/XF VALUE		12,860
TOTAL LAND VALUE - MARKET		96,235
TOTAL MARKET VALUE		190,303
SOH/AGL Deduction		101,237
ASSESSED VALUE		89,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,344
TOTAL JUST VALUE		190,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21710	M H	357	04/07/2004
21669	M H	375	03/31/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1003/1973	12/19/2003	WD	Q	V		38,000

GRANTOR: THREE RIVERS FARMS DE

GRANTEE: MARCIA E KIRKLAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E14 USP= S14 E17 N14 W17$ E34 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	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	10	18	180.00	UT	12.00	12.00	100	2006	2006	3	100	2,160	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 12,860

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	10.13	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,235							

REVIEW DATE 02/02/2016 BY DF Total Acres: 10.13 Total Land Value: 96,235 Market: 0 Agricultural: 0 Common: 96,235 PRINTED 11/07/2025 BY SYS