

E1/2 OF S1/2 OF S1/2 OF S1/4
OF SW1/4. (AKA E1/2 LOT 56
RUM ISLAND RANCHES UNREC).

KELLAR CAROL A
239 SW NACHO GLN
FORT WHITE, FL 32038

2025

25-7S-16-04321-065



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		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	0200MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC 25716.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,258
UOP	128	25		32	701
TOTALS	1,052			956	20,959

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0102	C	SFR/MH	0		A-1	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	956	109.9000	62.64	59,884	1989	1989	0	0	65.00	35.00
1 MOBILE HME - 0% - 0 Heated Area: 924 HX Base Yr											
BAS UOP											
239 SW NACHO GLN, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024 MLU											

TOTAL OB/XF											
15,350											

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					20,959				
TOTAL MARKET OB/XF VALUE					15,350				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					86,309				
SOH/AGL Deduction					13,125				
ASSESSED VALUE					73,184				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					73,184				
TOTAL JUST VALUE					86,309				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					85,573				
XFOB:1:1: CONCORD MH									
LAND:1:1: PART OF LOT 56									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
29460		M H			468		06/07/2011		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1372/0153		11/05/2018		LE	U	I	14	100	
GRANTOR: CAROL A KELLER (LIFE									
GRANTEE: WARNER C KELLAR JR									
0542/0679		7/01/1984		WD	Q	I	01	17,000	
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W66 S14 E42 UOP= S8 E16 N8 W16\$ E24 N14\$.											