

KALINOSKI PATRICK A
238 SW OLSON GLN, C/O VERA OLSON
LAKE CITY, FL 32024

26-5S-16-03717-106

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY					STANDARD									
Exterior Wall	08	WD OR PLY 100	0800	02	1,072	73.4400	44.06	47,232	1990	1990	0	0	30	60.00	20.00	Tax Group: 3					Tax Dist:								
Roof Structure	03	GABLE/HIP 100	2 MOBILE HME 0% - 0										Heated Area: 960					HX Base Yr											
Roof Cover	03	COMP SHNGL 100	2440244088 BAS USP																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	08	SHT VINYL 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Stories	1.	1. 100																											
Architectual	01	CONV 100																											
Units		0 100																											
Condition Adj	02	02 100																											
Kitchen Adjus	01	01 100																											
Quality		02 02																											
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		02																								
NEIGHBORHOOD/LOC		26516.010		1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	960	100		960	8,460																								
USP	320	35		112	987																								
TOTALS		1,280		1,072	9,446	331 SW WATSON ST, FORT WHITE										BLD DATE		LGL DATE		04/07/2025		MLU							
EXTRA FEATURES												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	0166	CONC, PAVMT	0	0	0	0	1,032.00	UT	1.50	1.50	100	1996	1996	3	100	1,548													
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1996	1996	3	100	600													
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000													
5	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 16,148																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595												
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500												
REVIEW DATE		04/03/2018		BY DF		Total Acres: 10.01		Total Land Value: 95,095		Market: 0		Agricultural: 0		Common: 95,095		PRINTED 11/20/2025 BY SYS													