LOT 42 FAIRVIEW ESTATES S/D.
423-30, 680-726, 850-32, LE 1452

VIRGILIO KEYLA
2517 SW CR 138
FORT WHITE, FL 32038

2026

26-7S-16-04323-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

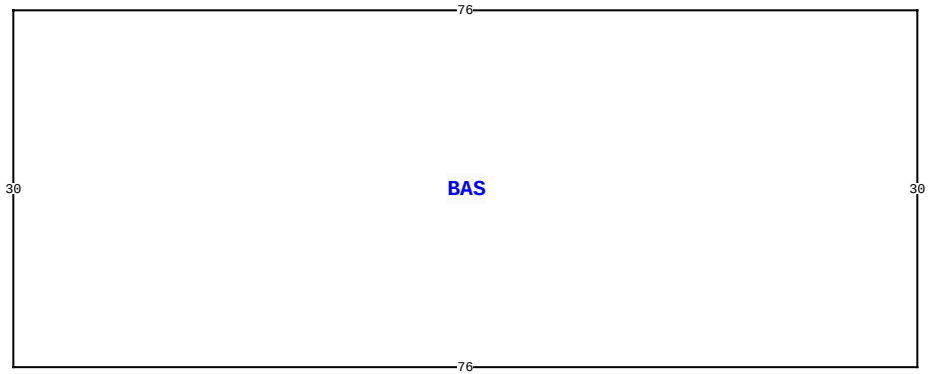
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Stories	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	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	158,396
TOTALS	2,280			2,280	158,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.7000	106.88	243,686	2010	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 2025 Heated Area: 2280 HX Base Yr 2025



2517 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,396
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		191,996
SOH/AGL Deduction		0
ASSESSED VALUE		191,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,274
TOTAL JUST VALUE		191,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043463	Roof Replacement	15,900	12/29/2021
36108	M H	375	12/18/2017
15937	M H	125	08/23/1999
9551	M H	125	04/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2300	8/23/2024	WD	Q	I	01	235,000
GRANTOR: HODGE BRANDON LEE						
GRANTEE: VIRGILIO KEYLA						
1510/1000	3/14/2024	QC	U	I	11	100
GRANTOR: HODGE BRANDON						
GRANTEE: HODGE BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0169	FENCE/WOOD	0	100	0	0	160.00	UT	7.50	7.50	50	1999	1999	3	50	600	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1999	1999	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 01/29/2025 BY ME Total Acres: 1.30 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS