(AKA LOT 7 JR DICKS TRACT UNR)
NW1/4 OF SW1/4 OF NE1/4.

EBNER-HERZOG INGRID ILONA/HERZOG HANSI M
744 SW COYOTE CIR
FT WHITE, FL 32038

2026

30-5S-16-03738-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

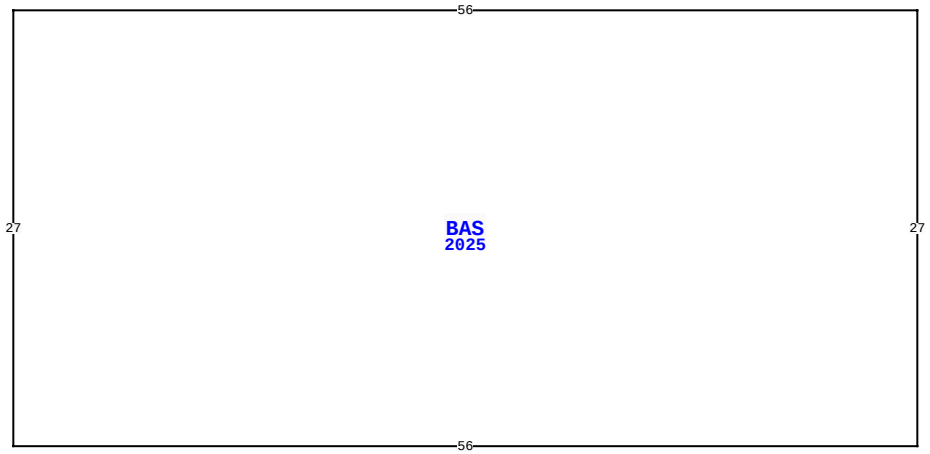
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	178,567
TOTALS	1,512			1,512	178,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	117.0000	120.51	182,211	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 1512 HX Base Yr 2025



744 SW COYOTE CIR, 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		428,530
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		96,615
TOTAL MARKET VALUE		538,145
SOH/AGL Deduction		0
ASSESSED VALUE		538,145
TOTAL EXEMPTION VALUE	HX HB DH DHB	101,444
BASE TAXABLE VALUE		436,701
TOTAL JUST VALUE		538,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050525	Mobile Home		08/12/2024
000050311	Mobile Home		07/19/2024
000050207	Mobile Home		07/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1342	4/26/2024	WD	Q	V	01	90,000
GRANTOR: CHONSKY MELISSA ANN						
GRANTEE: EBNER-HERZOG INGRID						
1179/1404	8/18/2009	QC	U	V	11	100
GRANTOR: JOHN & MELISSA CHONSK						
GRANTEE: MELISSA CHONSKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,17] E56 S27 W56 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	10.17	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,615							

REVIEW DATE 10/03/2024 BY TP Total Acres: 10.17 Total Land Value: 96,615 Market: 0 Agricultural: 0 Common: 96,615 PRINTED 11/21/2025 BY SYS

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NW1/4 OF SW1/4 OF NE1/4.

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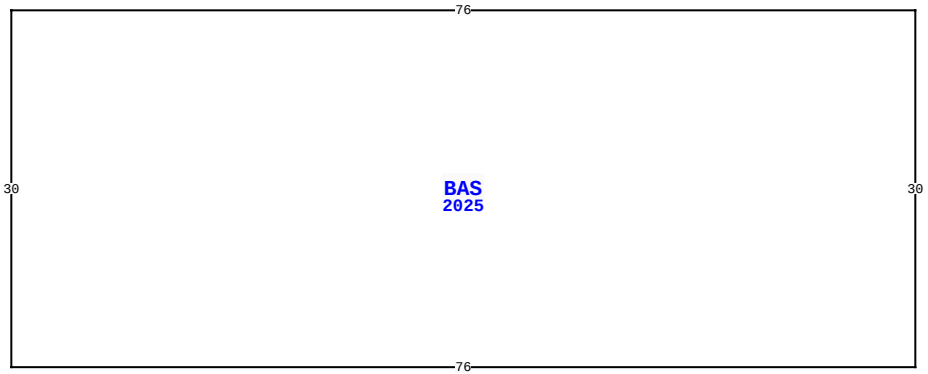
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	249,963
TOTALS	2,280			2,280	249,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.0000	111.87	255,064	2025	2025	0	0	0	2.00	98.00

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



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1179/1404	8/18/2009	QC	U	V	11	100
GRANTOR: JOHN & MELISSA CHONSK						
GRANTEE: MELISSA CHONSKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=11,12] E76 S30 W76 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/03/2024 BY TP Total Acres: 10.17 Total Land Value: 96,615 Market: 0 Agricultural: 0 Common: 96,615 PRINTED 11/21/2025 BY SYS