AKA LOT 13 JR DICKS TRACT UNR:
SE1/4 OF SW1/4 OF NE1/4.

BINGE JOHN J/BINGE BECKY
625 SW COYOTE CIR
FORT WHITE, FL 32038-8311

2026

30-5S-16-03738-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

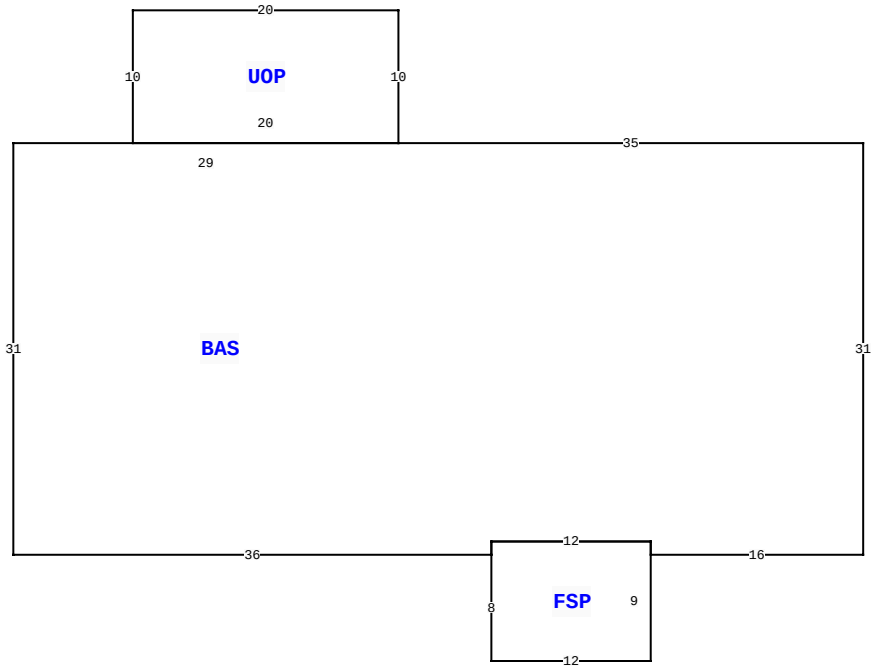
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	116,128
FSP	108	40		43	2,532
UOP	200	25		50	2,945
TOTALS	2,280			2,065	121,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,065	113.9000	107.07	221,100	2003	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1972 HX Base Yr 2003



625 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		121,605
TOTAL MARKET OB/XF VALUE		10,320
TOTAL LAND VALUE - MARKET		96,520
TOTAL MARKET VALUE		228,445
SOH/AGL Deduction		113,400
ASSESSED VALUE		115,045
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,323
TOTAL JUST VALUE		228,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,445

PRMT:1:1: HUBBARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044278	Roof Replacement	4,185	04/26/2022
19832	M H	125	08/09/2002
19757	PUMP/UTPOL	30	07/18/2002
14423	M H	125	08/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0974/0444	12/01/2002	WD	Q	V		29,000

GRANTOR: SUBRANDY LTD PARTNERS

GRANTEE: JOHN J & BECKY BING

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UOP= N10 W20 S10 E20$ W29 S31 E36 FSP= S8 E12 N9 W12 S1$ N1 E12 S1 E16 N31$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
5	0296	SHED METAL	0	100	11	24	264.00	UT	5.00	5.00	100	2008	2008	3	100	1,320	

LAND DESCRIPTION

TOTAL OB/XF 10,320

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	10.16	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,520							

REVIEW DATE 11/18/2019 BY BC Total Acres: 10.16 Total Land Value: 96,520 Market: 0 Agricultural: 0 Common: 96,520 PRINTED 11/21/2025 BY SYS