AKA LOT 15 JR DICKS TRACT UNR:
NW1/4 OF NE1/4 OF SE1/4.

KLIPPING THOMAS E
1691 SW COYOTE CIR
FORT WHITE, FL 32038

2025

30-5S-16-03738-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

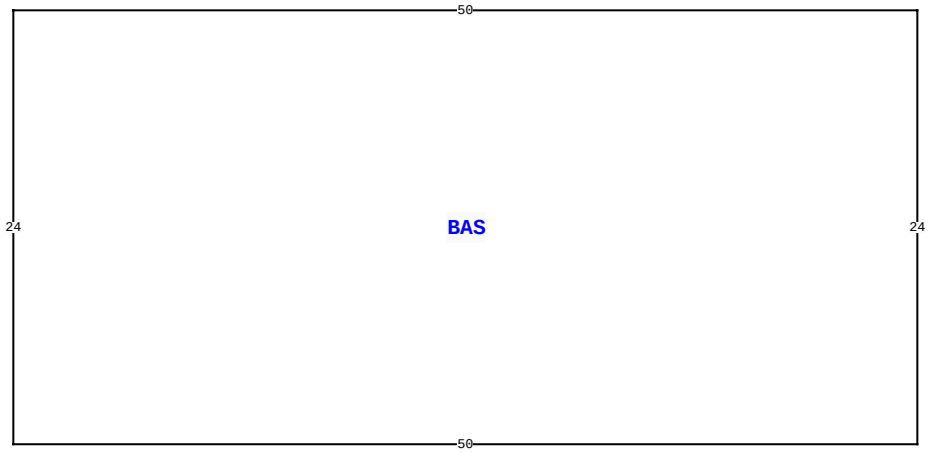
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 30516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	9,418
TOTALS	1,200			1,200	9,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,200	65.4000	39.24	47,088	1996	1996	0	0	50	60.00	20.00

1 MOBILE HME 100% - 2019 Heated Area: 1200 HX Base Yr 2019



1691 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		9,418
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		96,425
TOTAL MARKET VALUE		115,843
SOH/AGL Deduction		51,688
ASSESSED VALUE		64,155
TOTAL EXEMPTION VALUE	HX HB	39,155
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21694	M H	250	04/05/2004
12989	M H	125	08/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0104	5/22/2018	WD	Q	I	01	45,000
GRANTOR: CAMETY SAINVILUS & MO						
GRANTEE: THOMAS E KIPPLING						
1332/2650	12/08/2016	WD	U	I	12	62,000
GRANTOR: AGUSTIN CENTENO & NIL						
GRANTEE: CAMETY SAINVILUS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E50 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	2015	2015	3	50	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
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 10,000

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	10.15	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,425							

REVIEW DATE 11/15/2019 BY BC Total Acres: 10.15 Total Land Value: 96,425 Market: 0 Agricultural: 0 Common: 96,425 PRINTED 08/25/2025 BY SYS