

AKA LOT 18 JR DICKS TRACT UNR: S
NE1/4.

NICHOLS RUSSELL W
1353 SW COYOTE CIR
FORT WHITE, FL 32038

2025

30-5S-16-03738-018



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 31 VINYL SID 100										0200 02 2,052 114.5000 93.89 192,662 1997 1997 0 0 0 45.00 55.00										VALUATION BY STANDARD									
Exterior Wall 00 N/A 0										1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023										Tax Group: 3 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										27 76 27 76 BAS 2023										BUILDING MARKET VALUE 105,964									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 11,100									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 96,615									
Interior Floo 13 LAM/VNLPLK 50																				TOTAL MARKET VALUE 213,679									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 115,184									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 98,495									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 47,773									
Bathrooms 2 100																				TOTAL JUST VALUE 213,679									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 199,554																			
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 2,052 100 2023 2,052 105,964																													
TOTALS 2,052 2,052 105,964																													
EXTRA FEATURES										1353 SW COYOTE CIR, FORT WHITE																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0210 GARAGE U 0 100 0 0 1.00 UT 0.00 0.00 100 1998 1998 3 100 300										04/07/2025 MLU																			
2 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2019 2019 3 100 800																													
3 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 2023 2022 3 100 7,000																													
4 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 200.00 200.00 100 2023 2022 100 200																													
5 0040 BARN, POLE 0 100 0 0 1.00 UT 300.00 300.00 100 2023 2022 100 300																													
6 0261 PRCH, UOP 0 100 0 0 1.00 UT 2,500.00 2,500.00 100 2023 2022 100 2,500																													
LAND DESCRIPTION										TOTAL OB/XF 11,100																			
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 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 02/07/2023 BY JB										Total Acres: 10.17 Total Land Value: 96,615 Market: 0 Agricultural: 0 Common: 96,615 PRINTED 08/26/2025 BY SYS																			