AKA LOT 22 JR DICKS TRACT UNR: N
NE1/4 EX 1.49 AC DESC IN WD 1422

KATONA KENNETH/KATONA SHARON L
1438 SW COYOTE CIR
FORT WHITE, FL 32038

2026

30-5S-16-03738-022

BUILDING CHARACTERISTICS

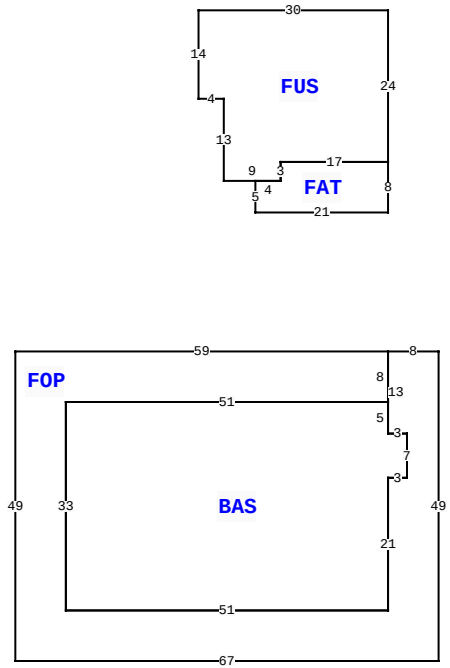
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,704	100		1,704	173,091
FAT	156	20		31	3,149
FOP	1,579	30		474	48,149
FUS	707	100		707	71,817
TOTALS	4,146			2,916	296,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,916	116.2800	130.23	379,751	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 1999 Heated Area: 2411 HX Base Yr 1999



1438 SW COYOTE CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		296,206
TOTAL MARKET OB/XF VALUE		5,042
TOTAL LAND VALUE - MARKET		82,365
TOTAL MARKET VALUE		383,613
SOH/AGL Deduction		147,406
ASSESSED VALUE		236,207
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,485
TOTAL JUST VALUE		383,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19715	SFR	393	07/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/1955	2/08/2024	LE	U	I	14	100
GRANTOR: KATONA KENNETH (ENH L						
GRANTEE: KATONA KYLE MICHAEL						
0855/0169	2/15/1998	WD	Q	V	03	19,000
GRANTOR: SUBRANDY						
GRANTEE: KATONA						

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	10	14	140.00	UT	7.50	7.50	100	1998	1998	3	100	1,050	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1998	1998	3	100	1,080	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1998	1998	3	100	720	
4	0251	LEAN TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1998	1998	3	100	192	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S33 E51 N21 E3 N7 W3 N5$ FOP= N8 W59 S49 E67 N49 W8 S13 E3 S7 W3 S21 W51 N33 E51$ PTR= N30 FAT= N8 FUS= N24 W30 S14 E4 S13 E9N3 E17$ W17 S3 W4 S5 E21$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,042

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	0100	C	SFR	100		A-1	0.00	0.00	8.67	AC		1.00	1.00	1.00	9,500.00	9,500.00	82,365							

REVIEW DATE 11/18/2019 BY BC Total Acres: 8.67 Total Land Value: 82,365 Market: 0 Agricultural: 0 Common: 82,365 PRINTED 11/21/2025 BY SYS