PART OF LOT 22 JR DICKS TRACT
UNR: COMM SW COR OF NE1/4 OF
SE1/4 OF NE1/4, E 30.07 FT FOR

KATONA KYLE M
1374 SW COYOTE CIR
FORT WHITE, FL 32038

2026

30-5S-16-03738-122

BUILDING CHARACTERISTICS

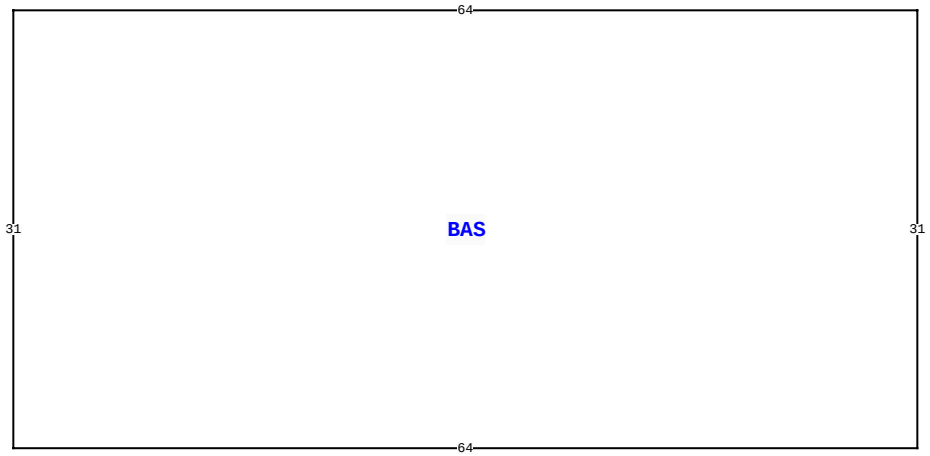
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,984	100		1,984	219,496
TOTALS	1,984			1,984	219,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	115.5000	118.96	236,017	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 1984 HX Base Yr 2022



1374 SW COYOTE CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,496
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		13,410
TOTAL MARKET VALUE		239,906
SOH/AGL Deduction		57,028
ASSESSED VALUE		182,878
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,156
TOTAL JUST VALUE		239,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40964	M H		12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/1913	10/23/2020	WD	U	V	30	100

GRANTOR: KENNETH & SHARON KATO
GRANTEE: KYLE M KATONA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=15,19] E64 S31 W64 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	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 7,000

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	1.49	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,410							

REVIEW DATE 01/13/2021 BY JB Total Acres: 1.49 Total Land Value: 13,410 Market: 0 Agricultural: 0 Common: 13,410 PRINTED 11/21/2025 BY SYS