

THAT PORTION OF S1/2 OF SE1/4 LY
CHURCH RD & LYING W OF RD-131 &
60 FT & EX 5.01 AC DESC ORB 1021

KEENE KYLE C/KEEN VICTORIA S
17401 NW US HWY 441
HIGH SPRINGS, FL 32643

2025

30-6S-17-09813-008
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		138,741

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,356	113.9000	107.07	252,257	2005	2005	0	0	45.00	55.00
3 MANUF 1 - 0% - 2021 Heated Area: 2356 HX Base Yr											
292 SW ELIM CHURCH RD, FORT WHITE											
BLD DATE	03/18/1998		MO	LGL DATE	05/14/2024		MLU				
XF DATE				LAND DATE							
INC DATE				AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		206,581	
TOTAL MARKET OB/XF VALUE		28,540	
TOTAL LAND VALUE - MARKET		67,300	
TOTAL MARKET VALUE		302,421	
SOH/AGL Deduction		39,150	
ASSESSED VALUE		263,271	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		263,271	
TOTAL JUST VALUE		302,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23139	M H	322	05/12/2005
23140	M H	322	05/12/2005
22217	M H	250	08/20/2004
13676	M H	125	02/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0306	6/24/2020	WD	Q	I	01	178,000
GRANTOR: JOSEPH M & DEBRA A RU						
GRANTEE: KYLE C & VICTORIA S						
0977/1952	3/14/2003	WD	Q	I		156,000
GRANTOR: LYDIA WALLACE						
GRANTEE: JOSEPH M & DEBRA RU						

EXTRA FEATURES																
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
1	0030	BARN,MT	0	0	24	36			864.00	UT	10.00				8,640	
2	0070	CARPORT UF	0	0	0	0			1.00	UT	0.00				400	
3	0166	CONC,PAVMT	0	0	0	0			1.00	UT	0.00				400	
4	9945	Well/Sept	0	0	0	0			1.00	UT	7,000.00				7,000	
5	0190	FPLC PF	0	0	0	0			1.00	UT	1,200.00				1,200	
6	9947	Septic	0	0	0	0			1.00	UT	3,000.00				3,000	
7	0081	DECKING WI	0	0	0	0			1.00	UT	0.00				7,500	
8	0081	DECKING WI	0	0	0	0			1.00	UT	0.00				400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E76 N31\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	5.73	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,300							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

