

LOT 15 FERNWOOD ESTATES S/D.
875-227, 913-1512, 1514, QC 1523

KETCHAM ARTHUR C III/KETCHAM DEBORAH ELAINE
1948 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00485-075

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	36515.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,678	100
FOP	104	35
TOTALS	1,782	1,714
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0080	DECKING	0	100	0	0		1.00	2,000.00
2	0190	FPLC PF	0	100	0	0		1.00	1,200.00
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00
4	0294	SHED WOOD/	0	100	0	0		1.00	0.00
5	0261	PRCH, UOP	0	100	0	0		1.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,714	117.9000	110.83	189,963	1994	1994		0	0	45.00	55.00	
1 MANUF 1 100% - 2001 Heated Area: 1678 HX Base Yr 2001													
1948 SW SPRUCE RD, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

TOTAL OB/XF													
10,700													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		104,480	
TOTAL MARKET OB/XF VALUE		10,700	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		170,180	
SOH/AGL Deduction		72,514	
ASSESSED VALUE		97,666	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		46,944	
TOTAL JUST VALUE		170,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041803	Electrical Servic	0	04/27/2021
8117	M H	125	02/25/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1523/1610	9/16/2024	QC	U	I	11	100	
GRANTOR: KETCHAM ARTHUR COLLIN							
GRANTEE: KETCHAM ARTHUR COLL							
1523/1608	7/26/2024	QC	U	I	11	100	
GRANTOR: HALL KATHLEEN MARIE A							
GRANTEE: KETCHAM ARTHUR COLL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W58 S27 E66 N14 FOP= N13 W8 S13 E8\$ W8 N13\$.									