LOTS 1, 2, 3 & 26 BLK F SPRING H
496-236, 601-211, 629-160, 825-1

KNECHT KENNETH
1677 SW SPRUCE RD
FORT WHITE, FL 32038

2026

36-5S-15-00488-096

BUILDING CHARACTERISTICS

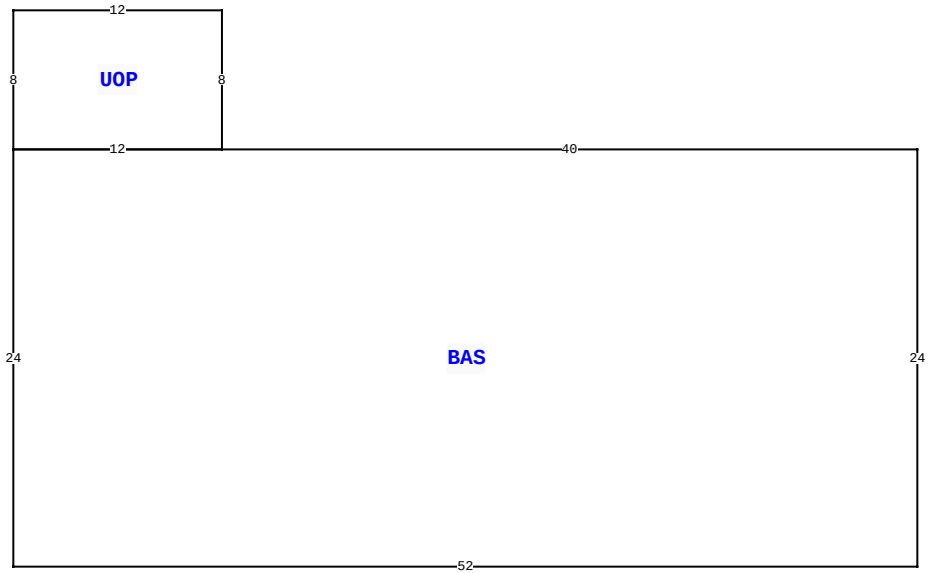
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	33,816
UOP	96	25		24	650
TOTALS	1,344			1,272	34,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,272	112.9000	67.74	86,165	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1248 HX Base Yr 2013



1677 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 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		34,466
TOTAL MARKET OB/XF VALUE		9,595
TOTAL LAND VALUE - MARKET		44,200
TOTAL MARKET VALUE		88,261
SOH/AGL Deduction		20,988
ASSESSED VALUE		67,273
TOTAL EXEMPTION VALUE	HX HB	42,273
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		88,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,261

XFOB:2:1: OLD MH USED AS STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1487/136	2/24/2023		U	I	11	0
GRANTOR: KNECHT KENNETH						
GRANTEE: KNECHT KENNETH						
1485/987	2/24/2023	QC	U	I	11	100
GRANTOR: KNECHT BETTY						
GRANTEE: KNECHT KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N8 W12 S8 E12$W12 S24 E52 N24$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,183	
2	0080	DECKING	0	100	0	0	256.00	UT	2.00	2.00	100	1993	1993	3	100	512	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,595

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	306.00	299.00	2.00	LT		1.00	1.00	0.80	13,000.00	10,400.00	20,800							
2	0000	C	VAC RES	100		A-1	153.00	299.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
3	0000	C	VAC RES	100		A-1	153.00	299.00	1.00	LT		1.00	1.00	0.80	13,000.00	10,400.00	10,400							

REVIEW DATE 08/01/2016 BY DF Total Acres: 4.20 Total Land Value: 44,200 Market: 0 Agricultural: 0 Common: 44,200 PRINTED 11/07/2025 BY SYS