LOTS 8 & 9 BLOCK 1 UNIT 23 THREE
709-289, 743-598, DC 1460-1330,

LOUNSBURY KARA FRANCES GRACE
1356 SW UTAH ST
FORT WHITE, FL 32038

2027

00-00-00-01422-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

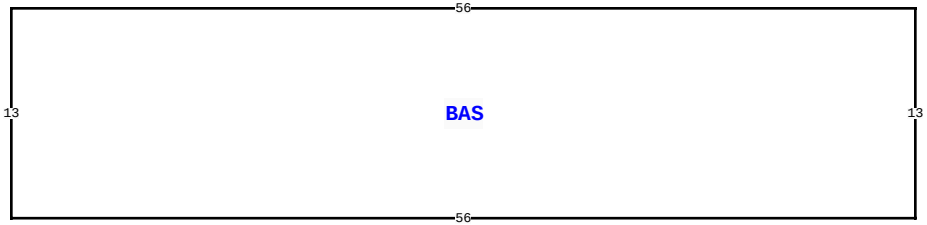
NEIGHBORHOOD/LOC 100000.23 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	72,502
TOTALS	728			728	72,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	728	114.0000	109.44	79,672	2015	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2025 Heated Area: 728 HX Base Yr 2025



1356 SW UTAH ST, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	150	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,502
TOTAL MARKET OB/XF VALUE		8,350
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		128,852
SOH/AGL Deduction		1,109
ASSESSED VALUE		127,743
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,332
TOTAL JUST VALUE		128,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,607

XFOB:1:1: HOME MH

BLDG:1:1: HOMR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32687	M H	325	02/11/2015
15999	M H	125	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1273	5/10/2024	WD	Q	I	01	176,000
GRANTOR: DEPAULIS DONALD A REV						
GRANTEE: LOUNSBURY KARA FRAN						
1460/1333	2/24/2022	WD	U	I	37	40,000
GRANTOR: SPEARS JIMMIE						
GRANTEE: DEPAULIS DONALD A R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S13 E56 N13$.

LAND DESCRIPTION

TOTAL OB/XF 8,350

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		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 05/23/2024 BY TP Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS