

LOT 50 BLOCK 4 UNIT 23 THREE RIV
670-469, WD 1004-1030, 1008-1138

HONEYCUTT LLOYD CLEVELAND
449 SW KENTUCKY ST
FORT WHITE, FL 32038

2026

00-00-00-01438-050

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
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	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
BAS	1,188	100	
TOTALS	1,188		1,188
			44,388

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
1	MANUF	1	0%	- 2026																					
					Heated Area: 1188			HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026		
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			04/14/2026																						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			44,388
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			76,588
SOH/AGL Deduction			0
ASSESSED VALUE			76,588
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,588
TOTAL JUST VALUE			76,588
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052733	Roof Replacement	7,000	03/27/2025
29096	M H	607	12/27/2010
26256	TR/TRAILER	50	09/19/2007
25006	TR/TRAILER	50	09/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1035	4/18/2025	WD	Q	I	01	80,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: HONEYCUTT LLOYD CLE						
1531/2537	1/17/2025	WD	U	I	37	57,500
GRANTOR: ELLEDGE KRISTY						
GRANTEE: ALOHOMORA LLC						

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	0261	PRCH, UOP	0	0	20	12			5.00	100	2012	2012	3	100	1,200	
2	9945	Well/Sept	0	0	0	0			7,000.00	100			3	100	7,000	
TOTALS														8,200		

BUILDING NOTES													
449 SW KENTUCKY ST, FORT WHITE													

BUILDING DIMENSIONS													
BAS= W44 S27 E44 N27\$.													

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							