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

2027

00-00-00-01438-050

BUILDING CHARACTERISTICS

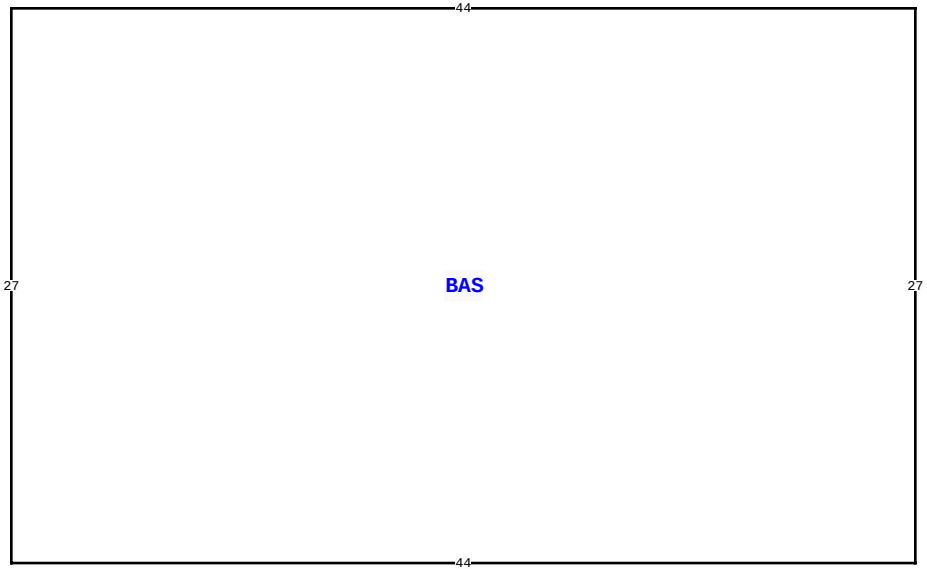
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	43,843
TOTALS	1,188			1,188	43,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,188	102.5100	82.01	97,428	2010	2010	0	0	20	35.00	45.00

1 MANUF 1 0% - 2026 Heated Area: 1188 HX Base Yr



449 SW KENTUCKY 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	0261	PRCH, UOP	0	0	20	12	240.00	UT	5.00	5.00	100	2012	2012	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	43,843
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	76,043
SOH/AGL Deduction	0
ASSESSED VALUE	76,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,043
TOTAL JUST VALUE	76,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,588

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 08/06/2025 BY TP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS