

LOT 59 BLOCK 4 UNIT 23 THREE RIV
805-1015, 906-510, 910-283, 918-

MCCALL PATRICIA
619 SW KENTUCKY ST
FORT WHITE, FL 32038

2026

00-00-00-01438-059
00-00-00-01438-059

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	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	600	100	
TOTALS	600		21,278

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MH/NOTITLE	100%	- 2025		54.56	32,736	1981	2010	0	0	35.00	65.00		
				Heated Area: 600					HX Base Yr	2025				
619 SW KENTUCKY ST, FORT WHITE														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026 MLU		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				21,278	
TOTAL MARKET OB/XF VALUE				7,550	
TOTAL LAND VALUE - MARKET				24,000	
TOTAL MARKET VALUE				52,828	
SOH/AGL Deduction				3,727	
ASSESSED VALUE				49,101	
TOTAL EXEMPTION VALUE				HX HB WX SX 49,101	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				52,828	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				47,810	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
27998	M H	371	08/11/2009		
27819	TR/TRAILER	0	05/19/2009		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/864	2/14/2024	QC	U	I	11	100
GRANTOR: KINARD SHANNON						
GRANTEE: MCCALL PATRICIA						
1298/1471	7/23/2015	WD	Q	I	01	29,900
GRANTOR: DEIRDRE V ANDERSON						
GRANTEE: SHANNON KINARD & GE						

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	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	500	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	50	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS														7,550		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W50 S12 E50 N12\$.			

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