LOT 34-A BLOCK 4 UNIT 23 THREE R
592-173, 843-799, 1005-730, WD 1

KUIPERS PAUL JOSEPH/ERICKSON DIANE LOUISE
PO BOX 1333
HIGH SPRINGS, FL 32655

2026

00-00-00-01438-071

BUILDING CHARACTERISTICS

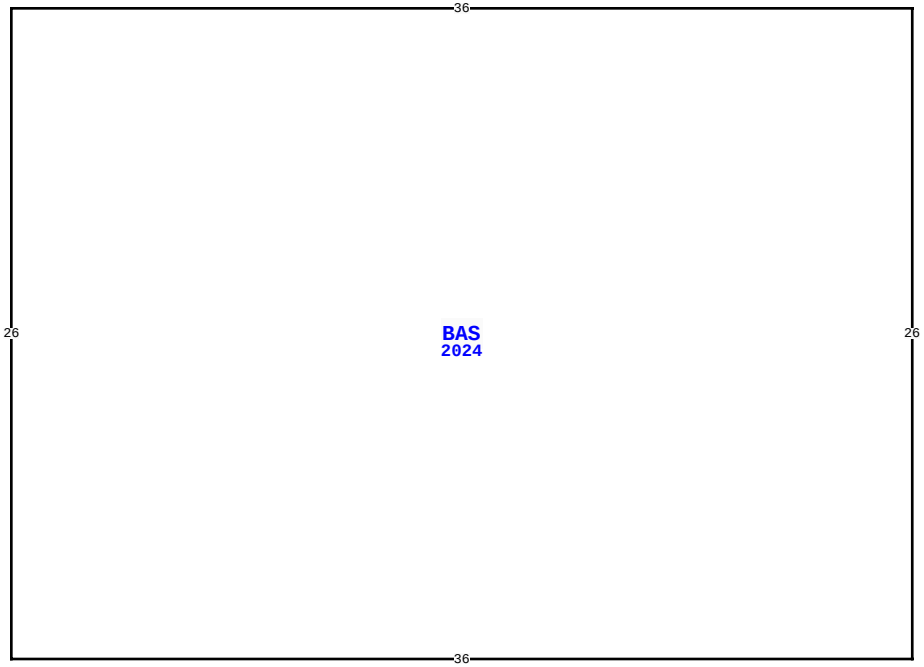
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	936	100	2024	936	99,072
TOTALS	936			936	99,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	936	112.5000	109.12	102,136	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2024 Heated Area: 936 HX Base Yr 2024



113 SW KENTUCKY ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	900.00	100	2024	2023		100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,072
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		130,972
SOH/AGL Deduction		3,273
ASSESSED VALUE		127,699
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,288
TOTAL JUST VALUE		130,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046156	Mobile Home		12/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1135	9/04/2022	WD	Q	I	03	45,000
GRANTOR: MORGAN BILLY J						
GRANTEE: KUIPERS PAUL JOSEPH						
1005/0730	1/23/2004	FS	Q	I	01	8,000
GRANTOR: CLERK OF COURT						
GRANTEE: MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,21] E36 S26 W36 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	139.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/15/2026 BY AJ Total Acres: 0.86 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/10/2026 BY SYS