LOT 8 BLOCK 5 UNIT 23 THREE RIVE

459-366, 803-514, 914-2241, 932-

RINER IRA SUE
618 SW KENTUCKY ST
FORT WHITE, FL 32038

2026

00-00-00-01438-108

BUILDING CHARACTERISTICS

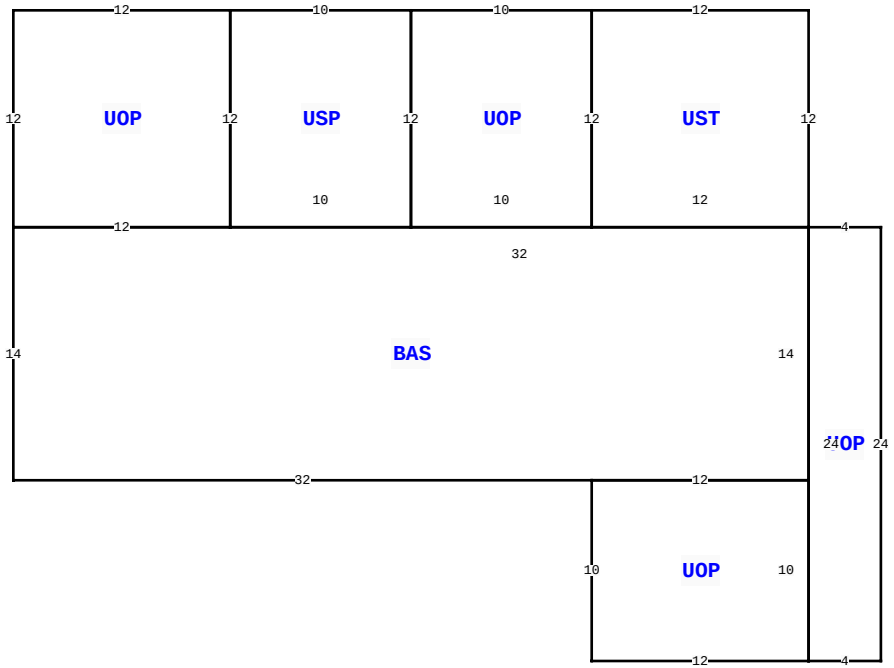
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	616	100		616	9,807
UOP	96	25		24	382
UOP	120	25		30	478
UOP	120	25		30	478
UOP	144	25		36	573
USP	120	35		42	669
UST	144	45		65	1,035
TOTALS	1,360			843	13,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	843	66.3390	39.80	33,551	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 616 HX Base Yr 2003



618 SW KENTUCKY ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,420
TOTAL MARKET OB/XF VALUE	16,319
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	53,739
SOH/AGL Deduction	26,968
ASSESSED VALUE	26,771
TOTAL EXEMPTION VALUE	HX HB WX SX 26,771
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	53,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19350	M H	125	03/22/2002
18940	TR/TRAILER	75	11/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0860	5/05/2017	LE	U	I	14	100
GRANTOR: BOBBY LEE & IRA SUE R						
GRANTEE: DENNIS LEE RINER (R						
1337/0858	5/05/2017	WD	U	I	11	100
GRANTOR: BOBBY LEE & IRA SUE R						
GRANTEE: BOBBY LEE & IRA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N12 W12 UOP= W10 USP= W10 S12 E10 N12$ S12 E10 N12$ S12 E12$ BAS= W32 UOP= N12 W12 S12 E12$ W12 S14 E32 UOP= S10 E12 N10 W12$ E12 N14$ UOP= S24 E4 N24 W4$.

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	0294	SHED WOOD/	0	100	10	23	230.00	UT	4.00	4.00	100	2001	2001	3	100	920	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,999	

LAND DESCRIPTION

TOTAL OB/XF 16,319

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

REVIEW DATE 12/15/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/09/2026 BY SYS