COMM NW COR OF SE1/4 OF NW1/4, R
TO E R/W LINE OF SW KELTNER CT (
FOR POB, RUN S 1150.11 FT, E 526

BUTLER NICHOLAS/BUTLER VIRGINIA VASQUEZ
254 SW KELTNER CT
FORT WHITE, FL 32038

2026

01-7S-16-04108-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

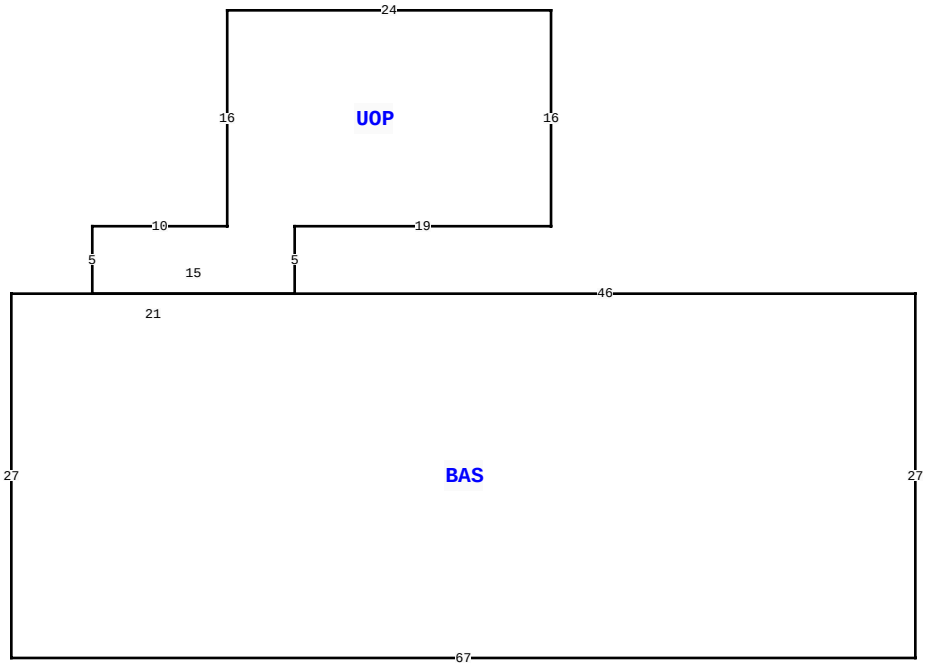
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	49,451
UOP	459	25		115	3,144
TOTALS	2,268			1,924	52,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,924	113.9000	68.34	131,486	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 1809 HX Base Yr



245 SW KELTNER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,594
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	125,280
TOTAL MARKET VALUE	187,174
SOH/AGL Deduction	0
ASSESSED VALUE	187,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,174
TOTAL JUST VALUE	187,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2563	10/17/2023	QC	U	I	11	100
GRANTOR: PAREJA CEASAR MARIO						
GRANTEE: BUTLER NICHOLAS ALL						
1500/928	10/06/2023	QC	U	I	11	100
GRANTOR: HINTON SUZANNA BUTLER						
GRANTEE: BUTLER NICHOLAS ALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N5 E19 N16 W24S16 W10 S5 E15$ W21 S27 E67 N27$.

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	0296	SHED METAL	0	0	16	26	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	0.00	0.00	13.92	AC		1.00	1.00	1.00	9,000.00	9,000.00	125,280							

REVIEW DATE 06/16/2015 BY TW Total Acres: 13.92 Total Land Value: 125,280 Market: 0 Agricultural: 0 Common: 125,280 PRINTED 06/08/2026 BY SYS