COMM NW COR OF NE1/4, RUN S 1145
US-27, SE ALONG R/W 785.70 FT FO
1017.89 FT, E 374.16 FT, S 1357.

HALONSKI JAMES WILLIAM/HALONSKI PETER M
6341 SW US HIGHWAY 27
FORT WHITE, FL 32038

2026

03-7S-16-04122-004

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		2 100
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

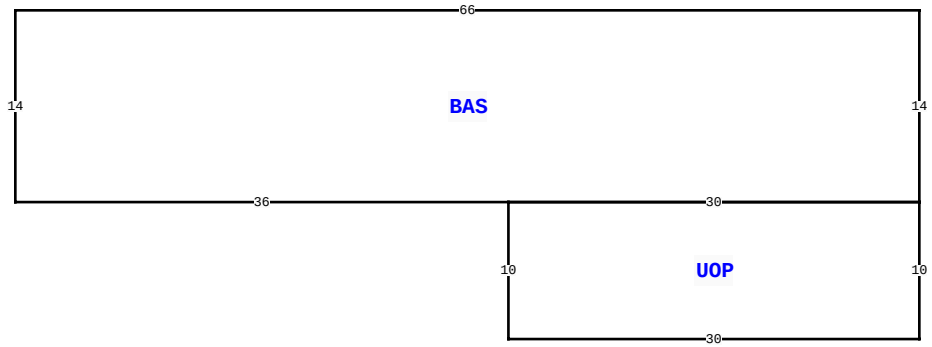
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	55,079
UOP	300	25		75	4,471
TOTALS	1,224			999	59,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	999	112.9000	108.38	108,272	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 924 HX Base Yr 2022



6341 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,550
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		112,200
TOTAL MARKET VALUE		181,750
SOH/AGL Deduction		60,622
ASSESSED VALUE		121,128
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		19,717
TOTAL JUST VALUE		181,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22937	M H	0	03/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/2071	5/31/2019	LE	U	I	14	100
GRANTOR: WALTER C HALONSKI (LI						
GRANTEE: THOMAS JOSEPH HALON						
0807/2421	6/23/1995	WD	Q	I		37,000
GRANTOR: CARL IVEY CARTER						
GRANTEE: WALTER C & MARGARET						

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,500	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E36 UOP= S10 E30 N10 W30$ E30 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0.00	0.00	10.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,200							

REVIEW DATE 06/18/2015 BY TW Total Acres: 10.20 Total Land Value: 112,200 Market: 0 Agricultural: 0 Common: 112,200 PRINTED 05/08/2026 BY SYS