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**

## BUILDING CHARACTERISTICS

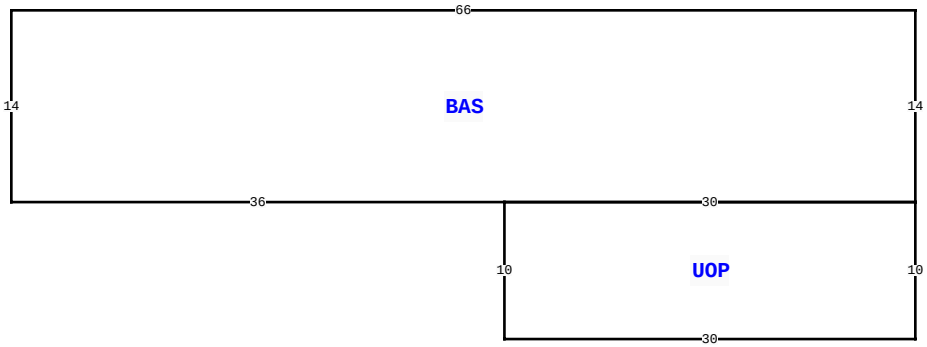
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 41,993 |
| UOP | 300 | 25 | | 75 | 3,408 |
| TOTALS | 1,224 | | | 999 | 45,401 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 999 | 87.9000 | 82.63 | 82,547 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 45,401 |
| TOTAL MARKET OB/XF VALUE | | 10,000 |
| TOTAL LAND VALUE - MARKET | | 112,200 |
| TOTAL MARKET VALUE | | 167,601 |
| SOH/AGL Deduction | | 46,473 |
| ASSESSED VALUE | | 121,128 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 19,717 |
| TOTAL JUST VALUE | | 167,601 |
| 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 | | | | | | |

## 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 06/05/2026 BY NH Total Acres: 10.20 Total Land Value: 112,200 Market: 0 Agricultural: 0 Common: 112,200 PRINTED 06/22/2026 BY SYS