

BEG NW COR OF SW1/4 OF NE1/4, RU  
S 426.64 FT, W 1433.93 FT, N 292  
139.45 FT, E 191.71 FT TO POB EX

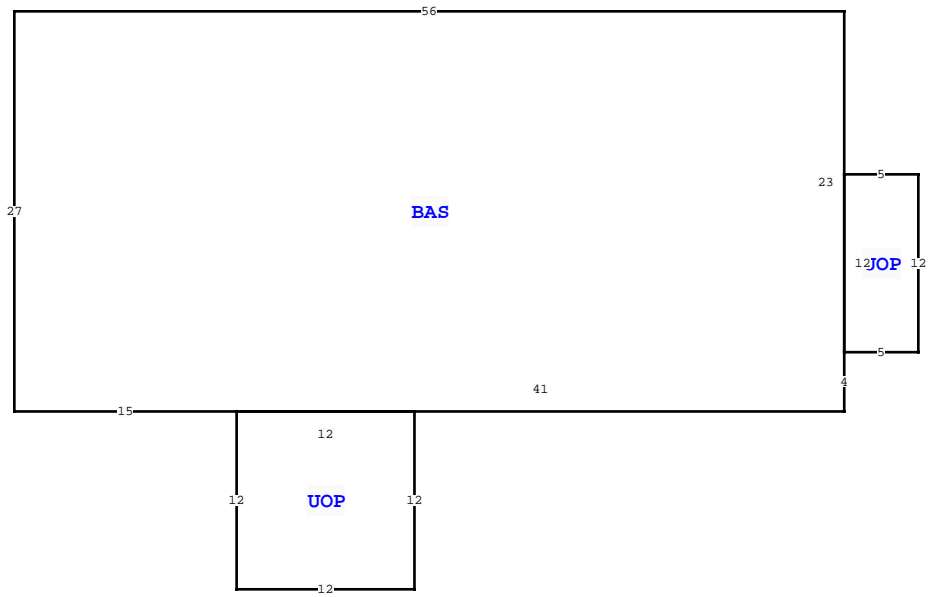
BEIL DAVID EDWARD JR/BEIL MEGAN TIANA  
767 SW KINARD CT  
FORT WHITE, FL 32038

**2026**

05-6S-16-03773-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	5616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	60	25	
UOP	144	25	
TOTALS	1,716		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2022								
				Heated Area: 1512			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,726
TOTAL MARKET OB/XF VALUE			10,456
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			81,182
SOH/AGL Deduction			25,361
ASSESSED VALUE			55,821
TOTAL EXEMPTION VALUE	HX HB		30,821
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			81,182
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,182
XFOB:1:1: BONA M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8427	M H	125	05/27/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0261	6/22/2020	WD	U	I	30	100
GRANTOR: DAVID EDWARD JR & MEG						
GRANTEE: DAVID EDWARD BEIL J						
1351/0615	1/05/2018	QC	U	I	11	100
GRANTOR: JOSEPH RANDY HARRISON						
GRANTEE: DAVID EDWARD BEIL J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	100	0
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	100	0
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	0
4	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	70	1994
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	100	2026

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
767 SW KINARD CT, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E15 UOP= S12 E12 N12 W12\$ E41 N4 UOP= E5 N12 W5 S12\$ N23\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC	1.00