BEG SE COR NE1/4 OF SW1/4, RUN
W 1328.77 FT, N 418.23 FT, E
1419.90 FT TO W R/W KINARD RD,

SULLIVAN JENIFER K
368 SW KINARD CT
FT WHITE, FL 32038

2027

05-6S-16-03774-000

BUILDING CHARACTERISTICS

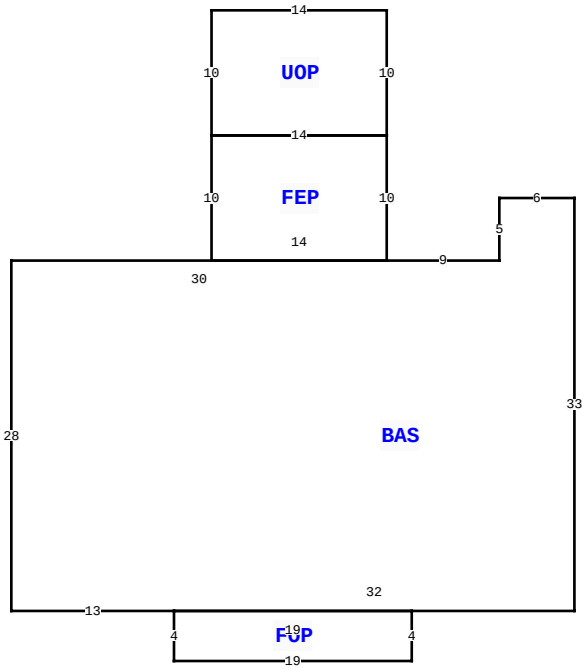
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100		1,290	110,103
FEP	140	80		112	9,559
FOP	76	30		23	1,963
UOP	140	20		28	2,390
TOTALS	1,646			1,453	124,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	115.0380	126.54	183,863	1994	1994	0	0	0	32.55	67.45

1 SINGLE FAM 100% - 1995 Heated Area: 1290 HX Base Yr 1995



368 SW KINARD CT, 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	0296	SHED METAL	0	100	17	29	493.00	UT	5.00	5.00	50	1994	1994	3	50	1,233	
2	0070	CARPORT UF	0	100	18	21	378.00	UT	3.00	3.00	70	1994	1994	3	70	794	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	12	25	300.00	UT	5.00	5.00	70	1994	1994	3	70	1,050	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,016
TOTAL MARKET OB/XF VALUE	10,877
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	245,003
SOH/AGL Deduction	118,910
ASSESSED VALUE	126,093
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	74,682
TOTAL JUST VALUE	245,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,257

XFOB:1:1: VINTAGE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042862	Roof Replacement	14,780	09/30/2021
19765	M H	125	07/23/2002
8653	SFR	38,000	07/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1624	3/19/2014	WD	U	I	11	100
GRANTOR: JENIFER K SULLIVAN (F						
GRANTEE: JENIFER K SULLIVAN						
1266/2350	12/16/2013	QC	U	I	11	100
GRANTOR: JENIFER K PALMER						
GRANTEE: JENIFER K SULLIVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 S5 W9 FEP= N10 UOP= N10 W14 S10 E14$ W14 S10 E14$ W30 S28 E13 FOP= S4 E19 N4 W19$ E32 N33$.

LAND DESCRIPTION

TOTAL OB/XF 10,877

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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/04/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS