COMM SW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT N 250.39 FT, E 746
FT, N 82 DEG W 753.71 FT TO POB.

TYRE KATE KINARD/TYRE JERRY DONALD II
408 SW KINDARD CT
FORT WHITE, FL 32038

2027

05-6S-16-03774-004

BUILDING CHARACTERISTICS

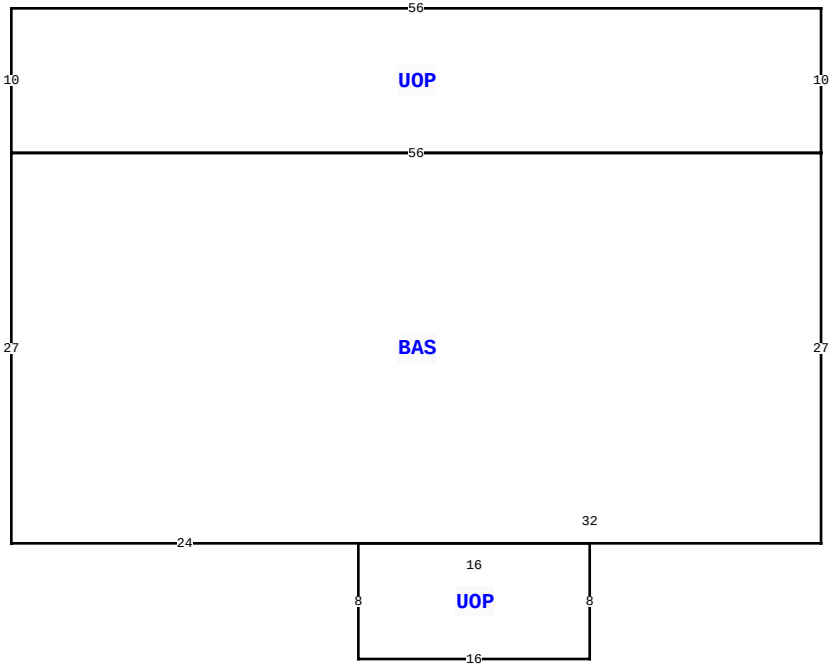
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	83,684
UOP	128	25		32	1,771
UOP	560	25		140	7,748
TOTALS	2,200			1,684	93,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,684	108.2050	100.63	169,461	2003	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1512 HX Base Yr



370 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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	
2	9945	Well/Sept	0	0	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	93,204
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	167,134
SOH/AGL Deduction	0
ASSESSED VALUE	167,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,134
TOTAL JUST VALUE	167,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/2592	11/30/2007	WD	Q	I	06	0
GRANTOR: KATE KINARD & JERRY D						
GRANTEE: EARL & JEAN H KINAR						
0955/1898	6/13/2002	WD	Q	V	03	1,000
GRANTOR: KATE KINARD						
GRANTEE: KATE KINARD & JERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E24 UOP= S8 E16 N8 W16$ E32 N27$ UOP= N10 W56 S10 E56$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/04/2026 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS