

(AKA LOT 5 ODOM ICHETUCKNEE FARM S/D UNREC) COMM SW COR OF SE1/4, RUN W 1330.24 FT, N 40

KARMERIS JAMES S JR
268 SW KINARD CT
FORT WHITE, FL 32038

2026

05-6S-16-03777-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
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
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	1,612	100	2023
TOTALS	1,612		179,174

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	100%	-	2023																			
Heated Area: 1612					HX Base Yr 2023																			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		179,174	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		122,310	
TOTAL MARKET VALUE		309,284	
SOH/AGL Deduction		17,362	
ASSESSED VALUE		291,922	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		240,511	
TOTAL JUST VALUE		309,284	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043230	Mobile Home		12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0763/0645	6/15/1992	WD	U	V	12	5,000
GRANTOR: LENVIL DICKS						
GRANTEE: JAMES KARMERIS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=17,12] E52 S31 W52 N31 \$	

EXTRA FEATURES																
L N	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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022	100	7,000	
2	0262	PRCH, FOP	0	100	0	0		1.00	UT 800.00	800.00	100	2026	2025	100	800	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	13.59	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,310							