(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

2027

05-6S-16-03777-009

BUILDING CHARACTERISTICS

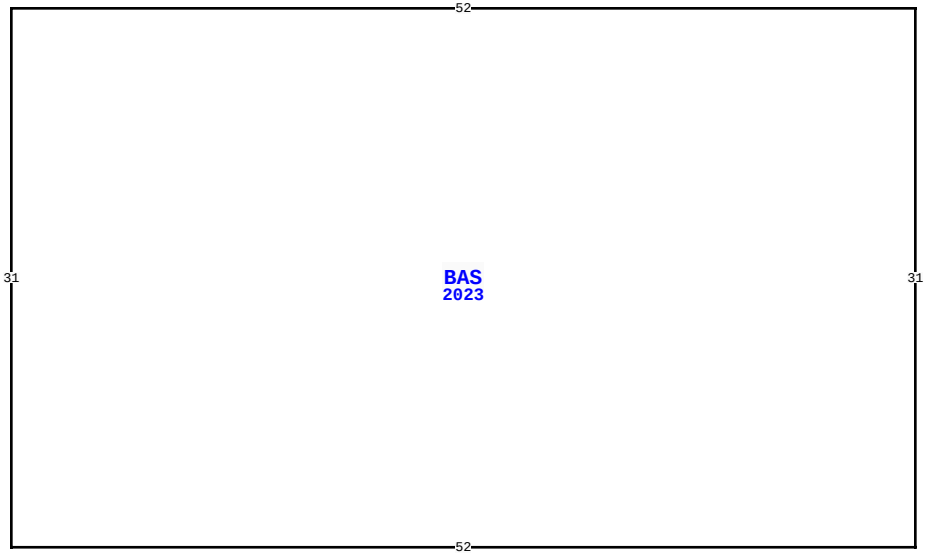
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2023	1,612	177,382
TOTALS	1,612			1,612	177,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,612	117.0000	115.83	186,718	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 1612 HX Base Yr 2023



268 SW KINARD CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,382
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		122,310
TOTAL MARKET VALUE		307,492
SOH/AGL Deduction		6,812
ASSESSED VALUE		300,680
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,269
TOTAL JUST VALUE		307,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,284

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

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	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 7,800

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	100		A-1	0.00	0.00	13.59	AC		1.00	1.00	1.00	9,000.00	9,000.00	122,310							

REVIEW DATE 04/05/2026 BY JB Total Acres: 13.59 Total Land Value: 122,310 Market: 0 Agricultural: 0 Common: 122,310 PRINTED 11/17/2026 BY SYS