BEG INTERS N LINE OF SW1/4 OF SE
RR, RUN SW 23 DEG 329.94 FT ALON
851.56 FT TO E R/W OF CO RD, N A

BLACHURA PHILIP/BLACHURA LISA
10164 POINTVIEW COURT
ORLANDO, FL 32836

2027

05-6S-16-03778-001

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

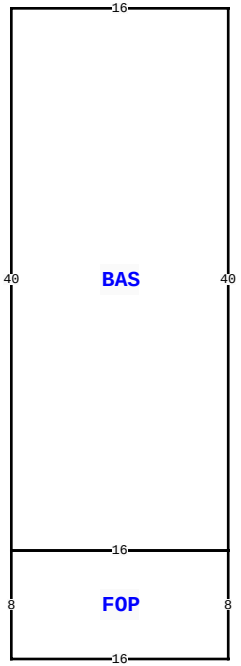
NEIGHBORHOOD/LOC 5616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	63,179
FOP	128	35		45	4,443
TOTALS	768			685	67,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	685	113.0000	108.48	74,309	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 0% - 2021 Heated Area: 640 HX Base Yr



349 SW KINARD CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,621
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	76,560
TOTAL MARKET VALUE	151,781
SOH/AGL Deduction	23,517
ASSESSED VALUE	128,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,264
TOTAL JUST VALUE	151,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40445	M H	0	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1870	1/31/2020	WD	Q	V	03	30,000
GRANTOR: GERAL WAYNE & CHARLOT						
GRANTEE: PHILIP & LISA BLACH						
1186/1344	12/28/2009	WD	U	V	11	0
GRANTOR: MARY SUE DUREN						
GRANTEE: GERAL WAYNE & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S40 FOP= S8 E16 N8 W16$ E16 N40$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	6.38	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,560							

REVIEW DATE 10/02/2020 BY JB Total Acres: 6.38 Total Land Value: 76,560 Market: 0 Agricultural: 0 Common: 76,560 PRINTED 11/17/2026 BY SYS