COMM SW COR, RUN E 1257.24 FT,
N 667.95 FT, E 1317.13 FT FOR
POB, CONT E 650.03 FT, N

KIPPER CLAUDIO/KIPPER PATRICIA G
533 SW PRIMROSE TERR
FORT WHITE, FL 32038

2027

07-6S-17-09621-408

BUILDING CHARACTERISTICS

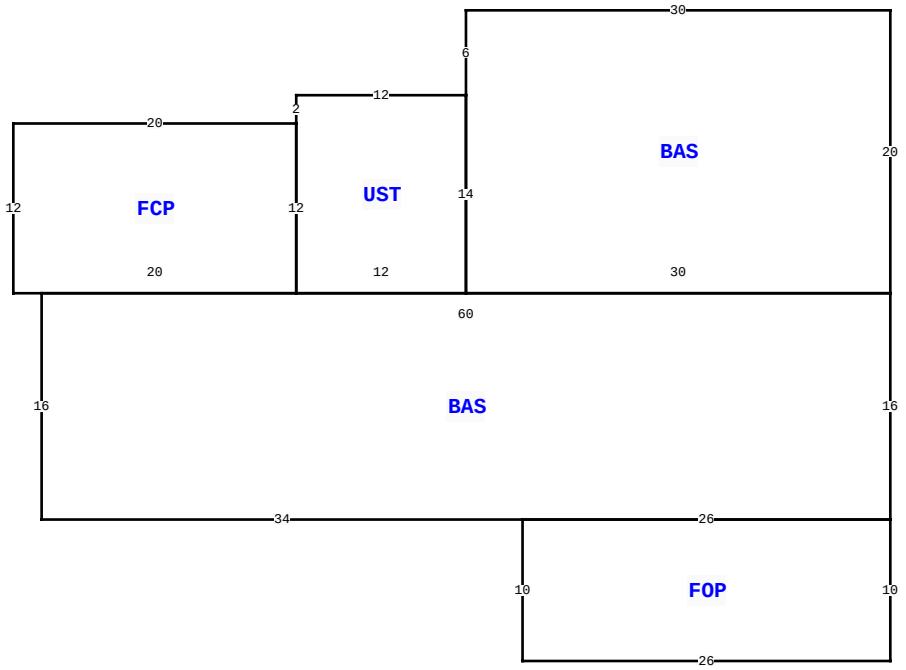
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	35,878
BAS	960	100		960	57,404
FCP	240	25		60	3,588
FOP	260	35		91	5,442
UST	168	45		76	4,545
TOTALS	2,228			1,787	106,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,787	116.9000	108.72	194,283	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1560 HX Base Yr 2004



533 SW PRIMROSE TER, 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	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	20	30	600.00	UT	7.50	7.50	100	2003	2003	3	100	4,500	
5	0296	SHED METAL	0	100	12	46	552.00	UT	9.00	9.00	100	2013	2013	3	100	4,968	
6	0296	SHED METAL	0	100	26	40	1,040.00	UT	9.00	9.00	100	2013	2013	3	100	9,360	
7	0296	SHED METAL	0	100	20	20	400.00	UT	9.00	9.00	100	2013	2013	3	100	3,600	
8	0296	SHED METAL	0	100	12	36	432.00	UT	9.00	9.00	100	2013	2013	3	100	3,888	
9	0296	SHED METAL	0	100	16	24	384.00	UT	9.00	9.00	100	2013	2013	3	100	3,456	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,856
TOTAL MARKET OB/XF VALUE		38,572
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		255,648
SOH/AGL Deduction		107,978
ASSESSED VALUE		147,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,259
TOTAL JUST VALUE		255,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20333	M H	125	01/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0623	7/10/2018	WD	U	I	30	100
GRANTOR: CLAUDIO & PATRICIA, M						
GRANTEE: CLAUDIO & PATRICIA						
0916/1523	12/15/2000	WD	Q	V		84,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: CLAUDIO, PATRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E34 FOP= S10 E26 N10 W26$ E26 N16$ BAS= N20 W30 S6 UST= W12 S2 FCP= W20 S12 E20 N12$ S12 E12 N14$ S14 E30$.

LAND DESCRIPTION

TOTAL OB/XF 38,572

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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 10/04/2017 BY DF Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS