

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

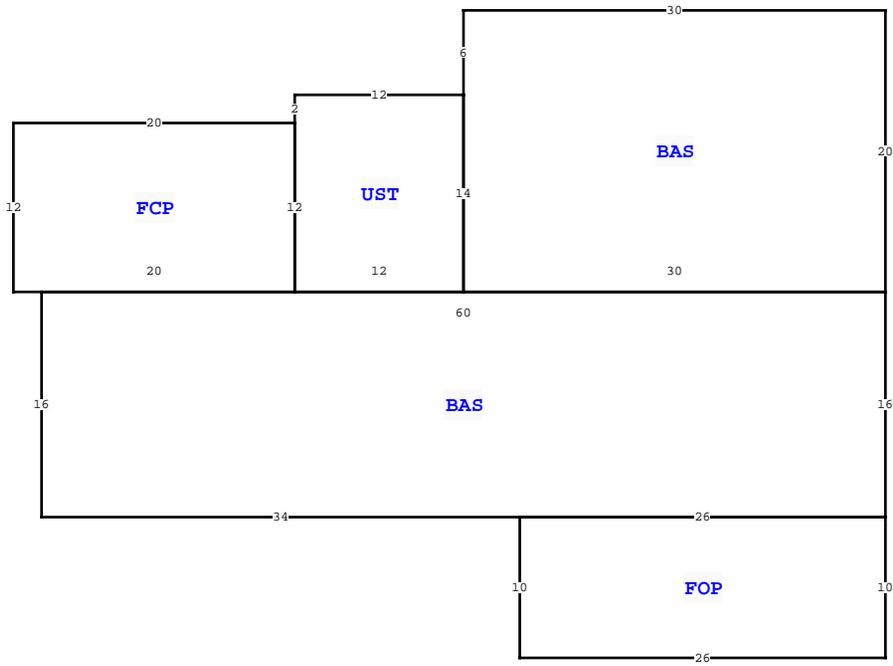
2026

07-6S-17-09621-408



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	600	100	
BAS	960	100	
FCP	240	25	
FOP	260	35	
UST	168	45	
TOTALS	2,228		1,787

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2004						
Heated Area: 1560						HX Base Yr 2004					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,295
TOTAL MARKET OB/XF VALUE			38,572
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			259,087
SOH/AGL Deduction			115,718
ASSESSED VALUE			143,369
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			91,958
TOTAL JUST VALUE			259,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,767

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	
533 SW PRIMROSE TER, FORT WHITE	

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\$.	

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	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	

LAND DESCRIPTION		TOTAL OB/XF															38,572							
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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							