AKA LOT 9 CROSS ROADS UNREC:
COMM NE COR OF SEC 11, RUN S 665
RUN W 63.37 FT, S 668.01 FT, E 6

GONYER KATHRYN A
359 SW EXPLORER GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

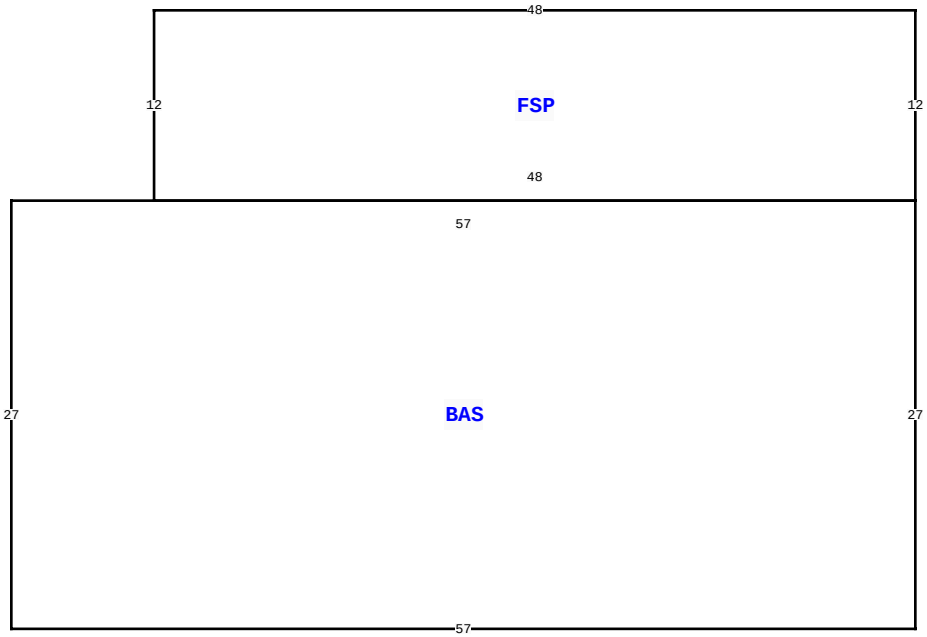
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	12616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	103,275
FSP	576	40		230	15,434
TOTALS	2,115			1,769	118,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,769	120.8000	122.01	215,836	2000	2000	0	0	0	45.00	55.00

1 MANUF 2 100% - 2021 Heated Area: 1539 HX Base Yr 2021



359 SW EXPLORER GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,710
TOTAL MARKET OB/XF VALUE		20,856
TOTAL LAND VALUE - MARKET		91,320
TOTAL MARKET VALUE		230,886
SOH/AGL Deduction		144,201
ASSESSED VALUE		86,685
TOTAL EXEMPTION VALUE	HX HB 13	86,685
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		230,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39897	M H	0	06/05/2020
31915	MAINT/ALTR	25	04/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/220	12/12/2022	LE	U	I	14	100
GRANTOR: GONYER KATHRYN A						
GRANTEE: GONYER KATHRYN A (E						
1406/1328	2/25/2020	WD	Q	I	01	155,000
GRANTOR: ROBERTA STEM						
GRANTEE: KATHRYN A GONYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S27 E57 N27$ FSP= N12 W48 S12 E48$.

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	0040	BARN,POLE	0	100	8	16	128.00	UT	2.00	2.00	100	2000	2000	3	100	256	
2	0030	BARN,MT	0	100	0	0	1,035.00	UT	10.00	10.00	100	2000	2000	3	100	10,350	
3	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	50	2000	2000	3	50	250	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 20,856

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	9900	C	AC NON-AG	100			0.00	0.00	6.61	AC		1.00	1.00	1.00	12,000.00	12,000.00	79,320							

REVIEW DATE 06/25/2020 BY DF Total Acres: 7.61 Total Land Value: 91,320 Market: 0 Agricultural: 0 Common: 91,320 PRINTED 05/08/2026 BY SYS