COMM NW COR OF NE1/4, RUN S 22.9
S R/W ICHETUCKNEE RD, E ALONG R/
FT FOR POB, CONT E 660.26 FT, S

SUMMERS KARL REVOCABLE TRUST AGREEMENT DATED JULY
2508 SW HERLONG ST
FORT WHITE, FL 32038

2027

12-6S-16-03816-308

BUILDING CHARACTERISTICS

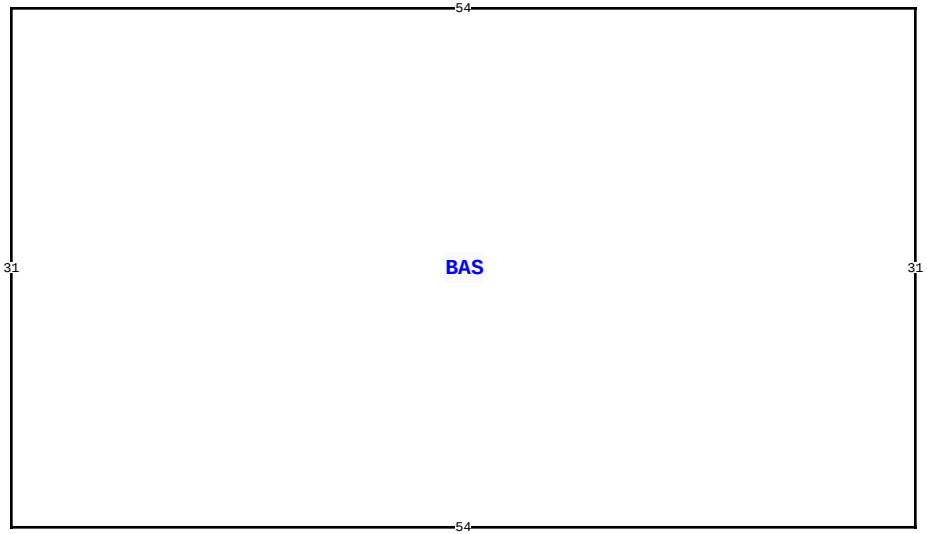
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	175,550
TOTALS	1,674			1,674	175,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,674	116.4000	115.24	192,912	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2023 Heated Area: 1674 HX Base Yr 2023



2508 SW HERLONG ST, 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	20	20	1.00	UT	6,200.00	6,200.00	100	2026	2025		100	6,200	
3	0030	BARN,MT	0	100	30	50	1.00	UT	24,000.00	24,000.00	100	2026	2025		100	24,000	
4	0166	CONC,PAVMT	0	100	20	30	1.00	UT	2,400.00	2,400.00	100	2026	2025		100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,550
TOTAL MARKET OB/XF VALUE		39,600
TOTAL LAND VALUE - MARKET		107,580
TOTAL MARKET VALUE		322,730
SOH/AGL Deduction		14,482
ASSESSED VALUE		308,248
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,837
TOTAL JUST VALUE		322,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40444	M H	0	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2398	7/23/2024	WD	U	I	11	100
GRANTOR: SUMMERS KARL						
GRANTEE: SUMMERS KARL REVOCA						
1409/2092	4/06/2020	WD	Q	V	03	55,000
GRANTOR: MILDREDA H REDDING						
GRANTEE: KARL SUMMERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S31 E54 N31$.

LAND DESCRIPTION

TOTAL OB/XF 39,600

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	100			0.00	0.00	9.78	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,580							

REVIEW DATE 04/27/2026 BY KS Total Acres: 9.78 Total Land Value: 107,580 Market: 0 Agricultural: 0 Common: 107,580 PRINTED 11/16/2026 BY SYS