

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

2026

12-6S-16-03816-308

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	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
BAS	1,674	100	
TOTALS	1,674		1,674 177,317

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100% - 2023									
				Heated Area: 1674				HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			177,317
TOTAL MARKET OB/XF VALUE			39,600
TOTAL LAND VALUE - MARKET			107,580
TOTAL MARKET VALUE			324,497
SOH/AGL Deduction			25,227
ASSESSED VALUE			299,270
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			247,859
TOTAL JUST VALUE			324,497
NCON VALUE			32,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,757

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0030	BARN,MT	0	100	20	20	1.00	UT	6,200.00	100	2026	2025
5	0030	BARN,MT	0	100	30	50	1.00	UT	24,000.00	100	2026	2025
6	0166	CONC,PAVMT	0	100	20	30	1.00	UT	2,400.00	100	2026	2025

TOTAL OB/XF												
39,600												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100			0.00	0.00	9.78	AC		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W54 S31 E54 N31S.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							