COMM NW COR OF NE1/4, RUN S 20.9
ICHETUCKNEE RD, E ALONG R/W 1347
1892.66 FT FOR POB, CONT S 671.4

KARAMOLENGOS BABIS
531 SW CHOCTAW AVE
FORT WHITE, FL 32038

2027

12-6S-16-03816-312

BUILDING CHARACTERISTICS

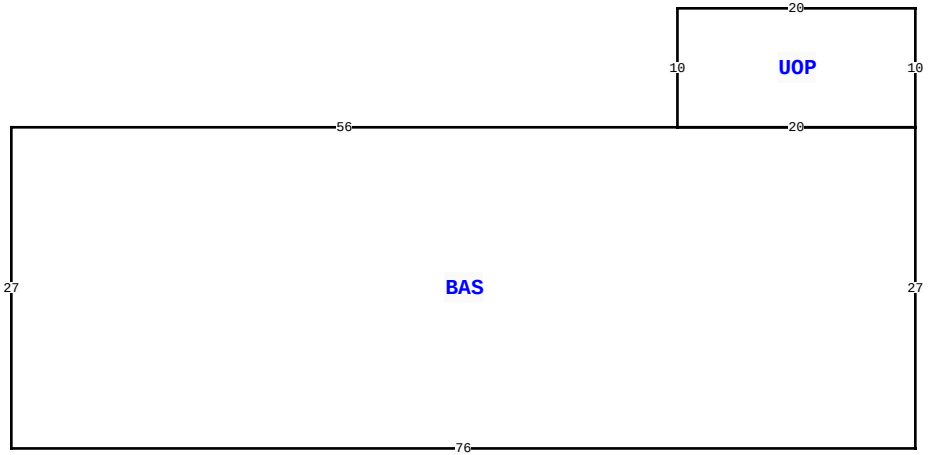
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	123,751
UOP	200	25		50	3,016
TOTALS	2,252			2,102	126,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,102	117.9000	109.65	230,484	2004	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2052 HX Base Yr 2004



531 SW CHOCTAW AVE, 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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,766
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		244,786
SOH/AGL Deduction		125,284
ASSESSED VALUE		119,502
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,091
TOTAL JUST VALUE		244,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051557	Roof Replacement	6,265	11/19/2024
20773	M H	125	06/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/0766	11/15/1998	WD	Q	V		26,000

GRANTOR: COLUMBIA PLANTATIONS

GRANTEE: KARAMOLENGOS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E76 N27 UOP= N10 W20 S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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 04/27/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/16/2026 BY SYS