

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

2026

12-6S-16-03816-312

BUILDING CHARACTERISTICS					
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	4 100				
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	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	127,735
UOP	200	25		50	3,112
TOTALS	2,252			2,102	130,847

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: 2052			HX Base Yr 2004			

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			130,847
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			248,867
SOH/AGL Deduction			132,846
ASSESSED VALUE			116,021
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			64,610
TOTAL JUST VALUE			248,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,121

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

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	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0080	DECKING	0	100	0	0			1.00	UT	0.00			3	100	300	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00			3	100	400	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0			1.00	UT	0.00			3	100	100	

TOTAL OB/XF												7,800												
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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E76 N27 UOP= N10 W20 S10 E20S W20S.	