COMM NW COR, RUN S 724.58 FT, E
R/W SW KAYLA CT FOR POB, RUN S 9
R/W OF BEAR DEN RD, E ALONG N R/

KLEMANS RYAN W/COCKRELL LAURA
151 SW KAYLA CT
FORT WHITE, FL 32038

2027

12-7S-16-04184-004

BUILDING CHARACTERISTICS

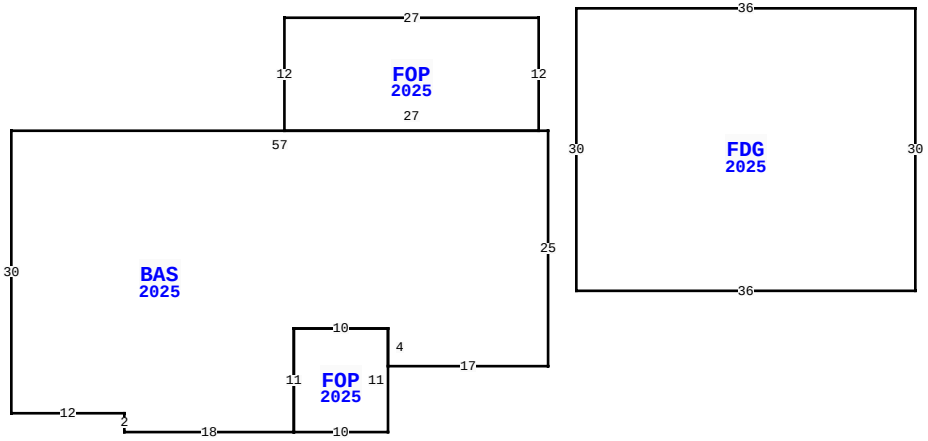
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,571	100	2025	1,571	198,159
FDG	1,080	60	2025	648	81,736
FOP	110	30	2025	33	4,163
FOP	324	30	2025	97	12,235
TOTALS	3,085			2,349	296,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	115.8300	127.41	299,286	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 1571 HX Base Yr 2026



151 SW KAYLA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	03/03/2022 SPF

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		296,293
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		412,293
SOH/AGL Deduction		88,182
ASSESSED VALUE		324,111
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,700
TOTAL JUST VALUE		412,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050346	New Residential C	15,000	07/12/2024
000050347	Storage Building	35,000	07/12/2024
40387	STORAGE	0	08/19/2020
40388	SFR	0	08/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1483	12/30/2024	QC	U	V	11	160,000
GRANTOR: KLEMANS R W						
GRANTEE: KLEMANS RYAN W						
1449/353	9/30/2021	WD	U	V	37	190,000
GRANTOR: HISCOCK HAYDEN HEBER						
GRANTEE: KLEMANS R W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,9] W57 S30 E12 S2 E18 N11 E10 S4 E17 N25 $
FOP=[YR=2025;ORIG=32,-3] E27 S12 W27 N12 $
FOP=[YR=2025;ORIG=33,30] E10 S11 W10 N11 $
FDG=[YR=2025;ORIG=63,-4] E36 S30 W36 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 06/10/2026 BY NH Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS