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

2026

12-7S-16-04184-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

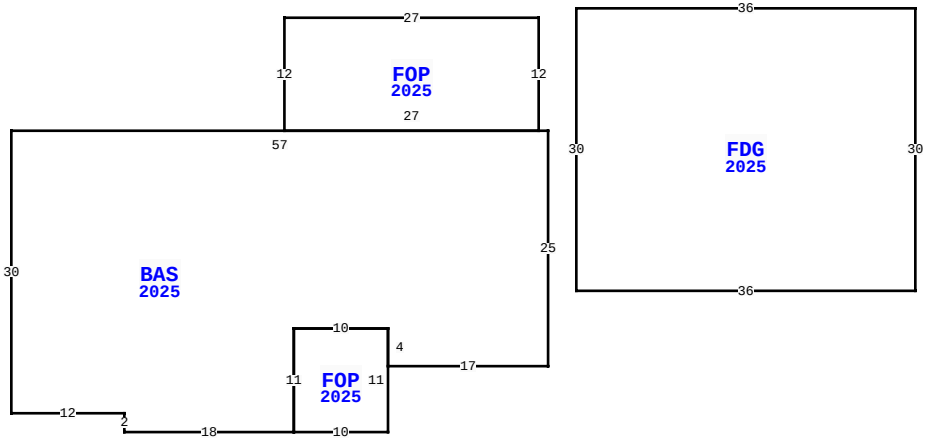
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	205,376
FDG	1,080	60	2025	648	84,712
FOP	110	30	2025	33	4,314
FOP	324	30	2025	97	12,681
TOTALS	3,085			2,349	307,083

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	132.05	310,185	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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,083
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		417,083
SOH/AGL Deduction		103,018
ASSESSED VALUE		314,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,654
TOTAL JUST VALUE		417,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,736

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 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/15/2026 BY robin Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 05/08/2026 BY SYS