LOT 3 BLOCK B ICHETUCKNEE PINES
650-626, 651-323, 727-47, 884-99

KINARD WAYNE F
5375 SW ELIM CHURH RD
FORT WHITE, FL 32038

2027

16-6S-16-03832-106

BUILDING CHARACTERISTICS

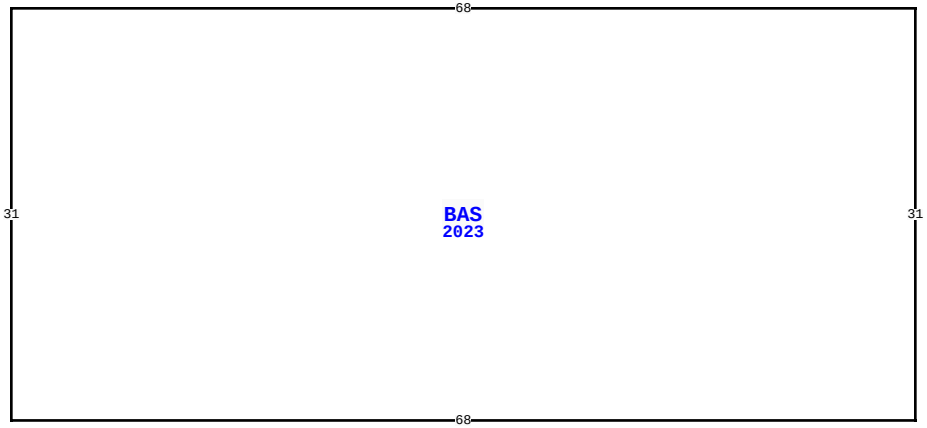
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	16616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2023	2,108	239,891
TOTALS	2,108			2,108	239,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	121.0000	119.79	252,517	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2108 HX Base Yr 2023



5375 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	597.00	UT	3.00	3.00	50	1995	1995	3	50	896	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,891
TOTAL MARKET OB/XF VALUE		13,396
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,287
SOH/AGL Deduction		2,228
ASSESSED VALUE		306,059
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,648
TOTAL JUST VALUE		308,287
NCON VALUE		3,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042988	Mobile Home		10/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2393	7/06/2023	WD	U	I	11	100
GRANTOR: KINARD ALICE P						
GRANTEE: KINARD WAYNE FRANKL						
1493/551	6/13/2023	WD	U	I	11	100
GRANTOR: KINARD ALICE P						
GRANTEE: KINARD WAYNE FRANKL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,14] E68 S31 W68 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,396

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 4.20 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS