LOTS 1,2,& 3 BLK C ICHETUCKNEE PINES S/D, & ALSO COMM AT SW COR OF SW1/4, RUN E 25 FT TO E

KELLNER REED W/KELLNER SUSAN J
1202 BARNSTABLE CR
WELLINGTON, FL 33414

2027

16-6S-16-03832-109

BUILDING CHARACTERISTICS

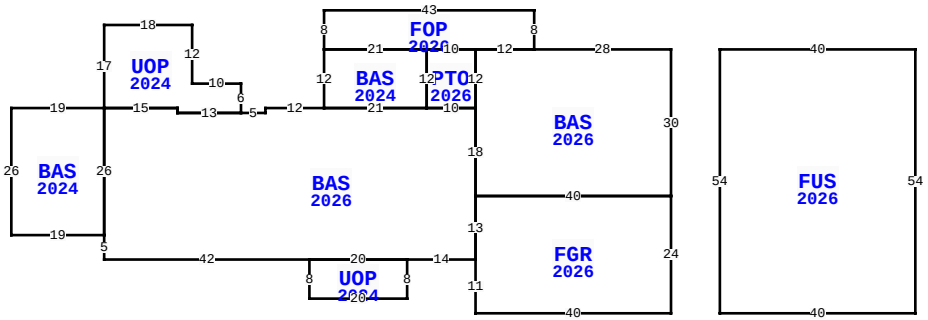
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		8 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	252	100	2024	252	8,200
BAS	494	100	2024	494	16,075
BAS	1,200	100	2026	1,200	39,048
BAS	2,338	100	2026	2,338	76,078
FGR	960	55	2026	528	17,181
FOP	344	35	2026	120	3,905
FUS	2,160	100	2026	2,160	70,286
PTO	120	5	2026	6	195
UOP	160	25	2024	40	1,302
UOP	369	25	2024	92	2,994
TOTALS	8,397			7,230	235,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	7,230	135.5850	81.35	588,160	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 6444 HX Base Yr



1545 SW CENTERVILLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 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	0300	TENNIS CRT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	25,000	
2	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	235,264
TOTAL MARKET OB/XF VALUE	44,700
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	449,964
SOH/AGL Deduction	0
ASSESSED VALUE	449,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,964
TOTAL JUST VALUE	449,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052457	Additions	578,000	02/28/2025
000052336	Generator	0	02/14/2025
000044984	Roof Replacement	16,000	07/18/2022
38623	M H	321	09/18/2019
19378	M H	125	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0514	7/31/1995	WD	Q	V		12,900
GRANTOR: WAYNE & APRIL GRASSE						
GRANTEE: REED W & SUSAN J KE						
0634/0148	9/19/1987	WD	Q	V		13,000
GRANTOR: PATTEN CORP.						
GRANTEE: GRASSE WAYNE O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=0,0] W10 W21 W12 S1 W5 W13 N1 W15 S26 S5 E42 E20 E14 N13 N18 $
BAS=[YR=2024;ORIG=-95,0] E19 S26 W19 N26 $
UOP=[YR=2024;ORIG=-76,-17] S17 E15 S1 E13 N6 W10 N12 W18 $
BAS=[YR=2024;ORIG=-31,-12] S12 E21 N12 W21 $
UOP=[YR=2024;ORIG=-34,31] S8 E20 N8 W20 $
PTO=[YR=2026;ORIG=-10,0] E10 N12 W10 S12 $
FOP=[YR=2026;ORIG=12,-20] W43 S8 E21 E10 E12 N8 $
BAS=[YR=2026;ORIG=0,-12] E12 E28 S30 W40 N18 N12 $
FGR=[YR=2026;ORIG=0,18] E40 S24 W40 N11 N13 $
FUS=[YR=2026;ORIG=50,-12] E40 S54 W40 N54 $
.

LAND DESCRIPTION

TOTAL OB/XF 44,700

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	0		A-1	0.00	0.00	4.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	170,000							

REVIEW DATE 03/09/2026 BY robin Total Acres: 17.37 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/17/2026 BY SYS