

COMM SE COR OF SW1/4, RUN N 1222
 CONT N 681.40 FT, W 130.01 FT, S
 ALONG CURVE 99.37 FT, W 120.25 F

LAW LACI L
 244 SW KERNAN GLN
 FT WHITE, FL 32038

2026

16-6S-16-03832-231



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
5	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		16616.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2024	2,160	252,995
TOTALS	2,160			2,160	252,995

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2023	02	2,160	115.0000	120.75	260,820	2023	2023	0	0	3.00	97.00
1 MANUF 3		100% - 2025		Heated Area: 2160		HX Base Yr 2025					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>72</p> <p>30</p> <p>BAS 2024</p> <p>30</p> <p>72</p> </div>											
244 SW KERNAN GLN, FORT WHITE				BLD DATE		LGL DATE		05/07/2026	MLU		
				XF DATE		LAND DATE					
				INC DATE		AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		252,995	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		324,995	
SOH/AGL Deduction		93,463	
ASSESSED VALUE		231,532	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		180,121	
TOTAL JUST VALUE		324,995	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046820	Mobile Home		03/24/2023
000043155	Electrical Servic	0	11/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2599	11/28/2022	WD U	I	39		1,000
GRANTOR: NICHOLSON ROBERT						
GRANTEE: LAW LACI L						
1480/102	11/28/2022	WD U	I	39		89,000
GRANTOR: NICHOLSON ROBERT						
GRANTEE: LAW LACI L						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=19,18] E72 S30 W72 N30 \$	

LAND DESCRIPTION										TOTAL OB/XF														
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							