BEG SW COR OF SW1/4 OF NE1/4,
RUN W 327.32 FT, S 693.69 FT
TO N R/W OAKWOOD CT, E 123.57

YOUNG DALE/YOUNG SHELLEY
253 SW KERNAN GLN
FT WHITE, FL 32038

2027

16-6S-16-03832-232

BUILDING CHARACTERISTICS

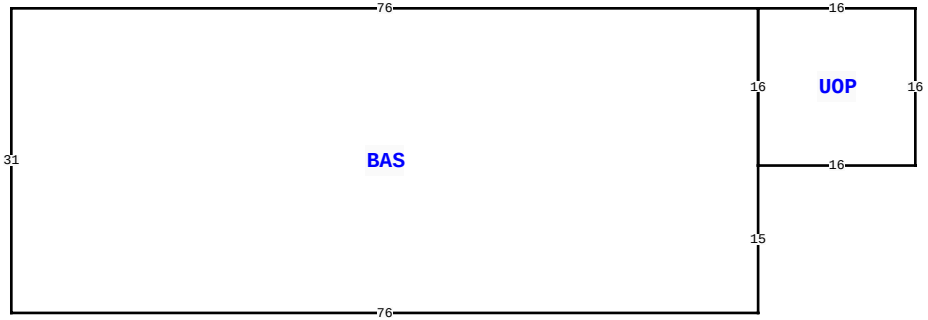
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	65,534
UOP	256	25		64	1,780
TOTALS	2,612			2,420	67,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,420	115.9000	69.54	168,287	2000	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 2356 HX Base Yr 2006



253 SW KERNAN GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	67,315
TOTAL MARKET OB/XF VALUE	14,950
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	147,265
SOH/AGL Deduction	59,971
ASSESSED VALUE	87,294
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	35,883
TOTAL JUST VALUE	147,265
NCON VALUE	5,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16289	M H	125	11/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/0390	4/07/2005	WD	Q	I		100,000
GRANTOR: PETER G & KATHLEEN S						
GRANTEE: DALE & SHELLEY YOUN						
0891/0659	10/29/1999	WD	Q	V		17,000
GRANTOR: M WEAVER						
GRANTEE: PETER & KATHLEEN KO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N15 UOP= E16 N16 W16 S16$ N16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2027	2026		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 14,950

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	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS