LOT 9 PALAWAN ESTATES S/D.

831-1596, QC 1014-1403, TD 1255-

KINCEL LARRY J/KINCEL KIMBERLY
1620 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2027

17-6S-16-03852-009

BUILDING CHARACTERISTICS

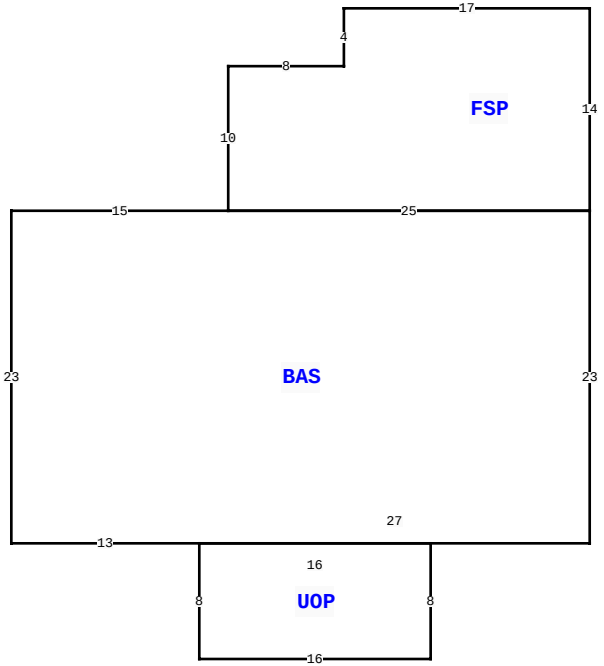
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	17616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	24,244
FSP	318	40		127	3,347
UOP	128	25		32	843
TOTALS	1,366			1,079	28,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,079	109.8000	65.88	71,085	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 920 HX Base Yr



142 SW PALAWAN GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	0	20	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,434
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	59,534
SOH/AGL Deduction	5,842
ASSESSED VALUE	53,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,692
TOTAL JUST VALUE	59,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,534

BLDG:1:1: FLEETWOOD/SPRI MH

SALE:1:1: INCL 1985 DBL WIDE

XFOB:1:1: SPRINGHILL M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0585	4/17/2020	WD	U	I	11	100
GRANTOR: LARRY & KIMBERLY KINC						
GRANTEE: LARRY & KIMBERLY KI						
1255/2352	6/04/2013	TD	U	I	18	7,700
GRANTOR: CLKER OF COURT						
GRANTEE: LARRY & KIMBERLY KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S23 E13 UOP= S8 E16N8 W16$ E27 N23 FSP= N14 W17 S4 W8 S10 E25$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 05/14/2026 BY JB Total Acres: 0.96 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS