W1/2 OF NW1/4 OF NW1/4 OF SW1/4
RD R/W.

KNOTTS STEVEN C JR/KNOTTS NIKKI
1082 SW CUMORAH HILL ST
FT WHITE, FL 32038

2027

19-6S-17-09698-000

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		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

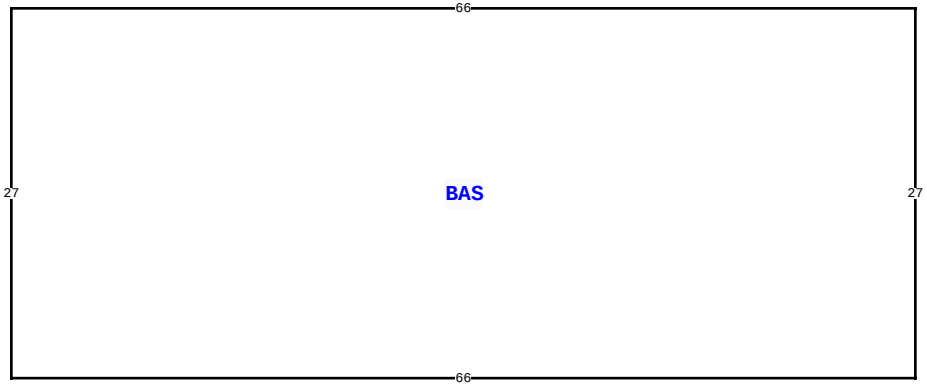
NEIGHBORHOOD/LOC 19617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	107,468
TOTALS	1,782			1,782	107,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	117.9000	109.65	195,396	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2015 Heated Area: 1782 HX Base Yr 2015



1082 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0210	GARAGE U	0	100	26	26	1.00	UT	0.00	0.00	100	0	0	3	100	2,230	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,067
TOTAL MARKET OB/XF VALUE	14,830
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	255,297
SOH/AGL Deduction	92,417
ASSESSED VALUE	162,880
TOTAL EXEMPTION VALUE	HX HB 13 92,281
BASE TAXABLE VALUE	70,599
TOTAL JUST VALUE	255,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,208

XFOB:1:1: HARTFORD MH

BLDG:1:1: HARTFORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043195	Mobile Home		11/17/2021
22701	M H	250	01/14/2005
9832	PUMP/UTPOL	30	06/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1268/0187	1/09/2014	WD	Q	I	01	95,000
GRANTOR: FERDINAND & LAURIE VA						
GRANTEE: STEVEN C JR & NIKKI						
1215/0070	5/20/2011	WD	Q	I	01	79,500
GRANTOR: ROBERT & DIANE T KREN						
GRANTEE: FERDINAND & LAURE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,830

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	4.80	AC		1.00	1.00	1.00	13,000.00	13,000.00	62,400							

REVIEW DATE 04/27/2022 BY JB Total Acres: 4.80 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/17/2026 BY SYS

W1/2 OF NW1/4 OF NW1/4 OF SW1/4
RD R/W.

KNOTTS STEVEN C JR/KNOTTS NIKKI
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2027

19-6S-17-09698-000

BUILDING CHARACTERISTICS

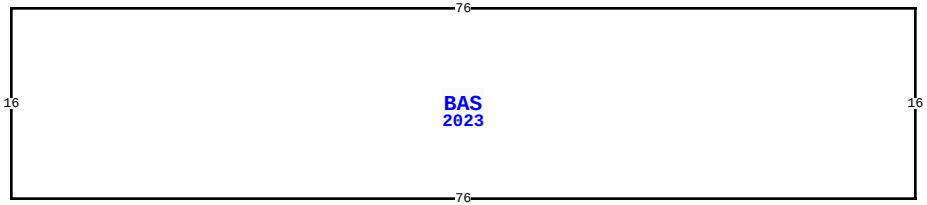
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2023	1,216	70,599
TOTALS	1,216			1,216	70,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.5000	105.56	128,361	1998	1998	0	0	0	45.00	55.00

3 MANUF 1 0% - 2023 Heated Area: 1216 HX Base Yr 2015



1082 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
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GRANTEE: STEVEN C JR & NIKKI						
1215/0070	5/20/2011	WD	Q	I	01	79,500
GRANTOR: ROBERT & DIANE T KREN						
GRANTEE: FERDINAND & LAURE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,23] E76 S16 W76 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/27/2022 BY JB Total Acres: 4.80 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/17/2026 BY SYS