COMM SE COR, RUN W 515.46 FT TO NW 778.73 FT FOR POB, CONT NW 41 FT, SE 410 FT, SW 550 FT TO POB.

MACNICOL KENNETH EDWARD JR LIVING TRUST DATED JULY
1643 SW US HWY 27
FORT WHITE, FL 32038

2027

19-7S-17-10026-004

BUILDING CHARACTERISTICS

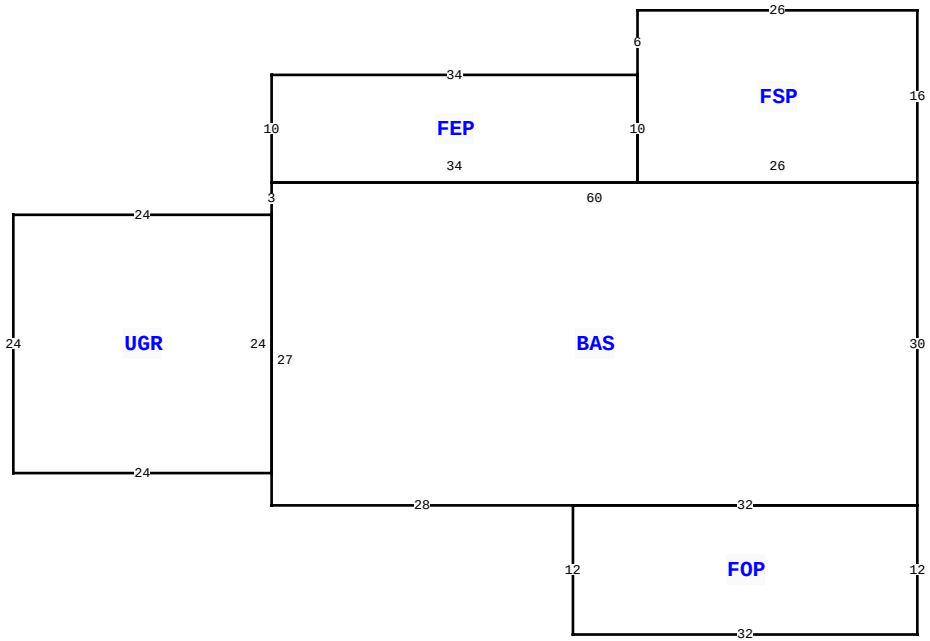
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	104,871
FEP	340	85		289	16,838
FOP	384	35		134	7,807
FSP	416	40		166	9,671
UGR	576	45		259	15,090
TOTALS	3,516			2,648	154,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,648	113.9000	105.93	280,503	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1800 HX Base Yr 2007



1643 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,277
TOTAL MARKET OB/XF VALUE		52,935
TOTAL LAND VALUE - MARKET		67,340
TOTAL MARKET VALUE		274,552
SOH/AGL Deduction		103,023
ASSESSED VALUE		171,529
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		115,118
TOTAL JUST VALUE		274,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24114	M H	275	02/06/2006
17733	GARAGE	106	12/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/990	7/23/2025	WD	U	I	11	100
GRANTOR: MACNICOL KENNETH E AK						
GRANTEE: MACNICOL KENNETH ED						
1434/682	4/06/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: MACNICOL KENNETH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S3 UGR= W24 S24 E24 N24$ S27 E28 FOP= S12 E32 N12 W32$ E32 N30$ FSP= N16 W26 S6 FEP= W34 S10 E34 N10$ S10 E26$.

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	0280	POOL R/CON	0	100	34	15	510.00	UT	70.00	70.00	100	1993	1993	3	40	14,280	
2	0260	PAVEMENT-A	0	100	0	0	3,611.00	UT	1.00	1.00	100	1993	1993	3	100	3,611	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	10	13	1.00	UT	0.00	0.00	100	0	0	3	100	350	
5	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	360	
6	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	700	
7	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
8	0080	DECKING	0	100	7	31	1.00	UT	0.00	0.00	100	0	0	3	100	434	
9	0031	BARN,MT AE	0	100	50	30	1,500.00	UT	12.00	12.00	100	2001	2001	3	100	18,000	
10	0214	GRN HOUSE	0	100	17	20	1.00	UT	0.00	0.00	100	0	0	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 46,435

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	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							

REVIEW DATE 12/14/2017 BY BC Total Acres: 5.18 Total Land Value: 67,340 Market: 0 Agricultural: 0 Common: 67,340 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
12	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
13	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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 12/14/2017 BY BC Total Acres: 5.18 Total Land Value: 67,340 Market: 0 Agricultural: 0 Common: 67,340 PRINTED 11/16/2026 BY SYS