

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.

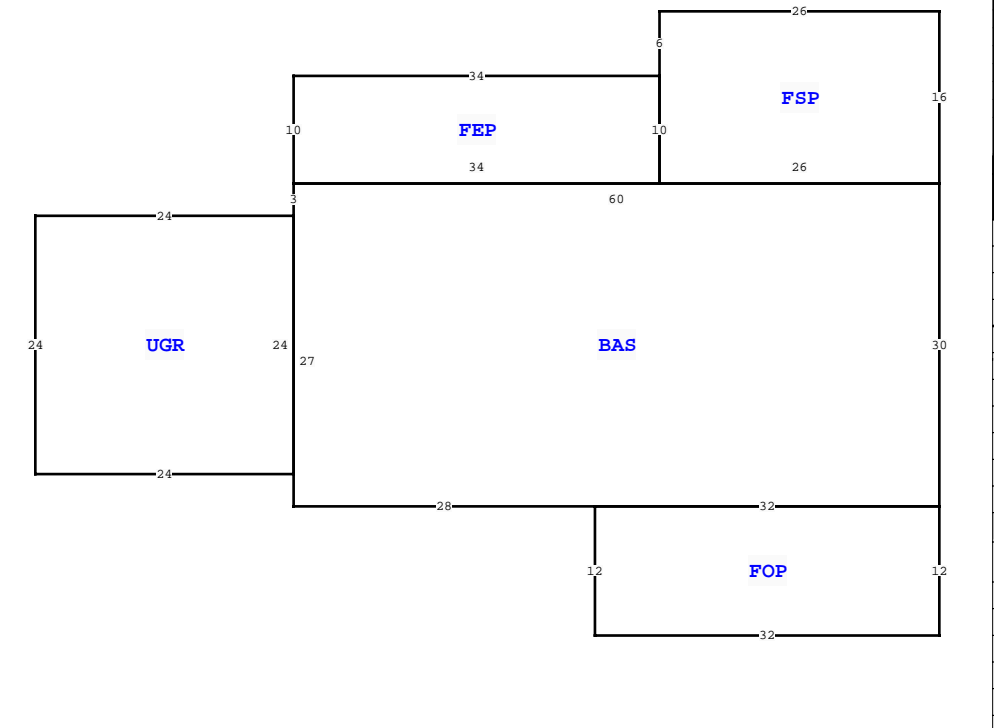
MACNICOL KENNETH EDWARD JR LIVING TRUST DATED JULY 1643 SW US HWY 27 FORT WHITE, FL 32038

2026

19-7S-17-10026-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

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	107.07	283,521	2005	2005	0	0	45.00	55.00



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM					
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	105,999
FEP	340	85		289	17,019
FOP	384	35		134	7,891
FSP	416	40		166	9,776
UGR	576	45		259	15,252
TOTALS	3,516			2,648	155,937

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	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	

1643 SW US HIGHWAY 27 , FORT WHITE												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/06/2026	MLU
												INC DATE		AG DATE		
												TOTAL OB/XF 46,435				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			155,937
TOTAL MARKET OB/XF VALUE			52,935
TOTAL LAND VALUE - MARKET			67,340
TOTAL MARKET VALUE			276,212
SOH/AGL Deduction			109,679
ASSESSED VALUE			166,533
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			110,122
TOTAL JUST VALUE			276,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,672

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\$.

LAND DESCRIPTION												TOTAL OB/XF 46,435												
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	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							

