

COMM SE COR, RUN W 515.46 FT TO
NW'LY ALONG R/W 2452.67 FT FOR P
266.71 FT, NE 823.55 FT, SE 266.

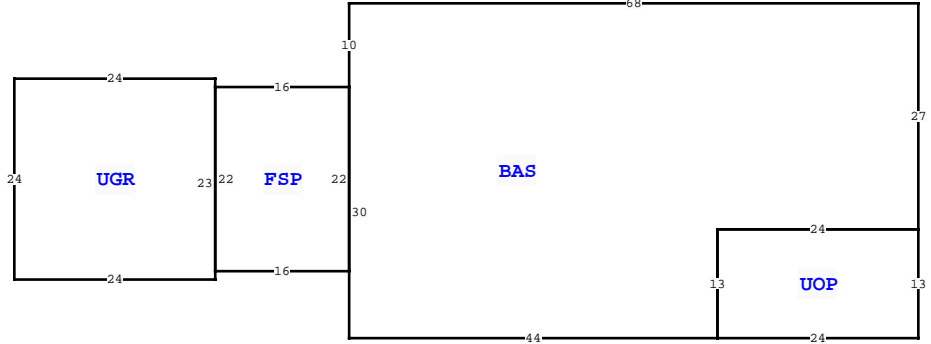
KEENER JAMES B
1901 SW US HWY 27
FORT WHITE, FL 32038

2026

19-7S-17-10026-008


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 Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,886	115.9000	108.95	314,430	2003	2002	0	0	45.00	55.00
1 MANUF 1 100% - 2003											
Heated Area: 2408 HX Base Yr 2003											



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	2,408	100		2,408	144,294
FSP	352	40		141	8,449
UGR	576	45		259	15,520
UOP	312	25		78	4,674
TOTALS	3,648			2,886	172,936

1901 SW US HIGHWAY 27 , FORT WHITE

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

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	0060	CARPORT F	0	10	22	220.00	UT	5.00	5.00	100	2007	2007	3	100	1,100	
2	0030	BARN,MT	0	20	22	440.00	UT	12.00	12.00	100	2007	2007	3	100	5,280	
3	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0294	SHED WOOD/	0	16	24	384.00	UT	5.00	5.00	50	2007	2007	3	50	960	
5	0294	SHED WOOD/	0	12	16	192.00	UT	7.50	7.50	50	2007	2007	3	50	720	

TOTAL OB/XF 12,060

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			0.00	0.00	5.04	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,520							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		172,936	
TOTAL MARKET OB/XF VALUE		12,060	
TOTAL LAND VALUE - MARKET		65,520	
TOTAL MARKET VALUE		250,516	
SOH/AGL Deduction		125,455	
ASSESSED VALUE		125,061	
TOTAL EXEMPTION VALUE		HX HB WR 56,411	
BASE TAXABLE VALUE		68,650	
TOTAL JUST VALUE		250,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19696	M H	30	07/01/2002
19368	PUMP/UTPOL	30	03/28/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/418	9/29/2021	LE U	I	14		100
GRANTOR: KEENER JAMES B						
GRANTEE: KEENER MICHAEL TODD						
0904/1426	6/14/2000	WD Q	V			31,000
GRANTOR: BROUILLETTE & KANE						
GRANTEE: JAMES & JUDY KEENER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W68 S10 FSP= W16 UGR= N1 W24 S24 E24 N23\$ S22 E16 N22\$ S30 E44 UOP= E24 N13 W24 S13\$ N13 E24 N27\$.