

BEG INTERS OF N LINE OF SEC & N
E 1197.26 FT, S 499.72 FT TO N R
1236.17 FT TO POB.

KUESTNER WARREN JR/FAN QIUHONG
4985 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2026

21-6S-16-03900-004



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	08 WD OR PLY 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	21616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,495
TOTALS	1,512			1,512	41,495

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	0									
				Heated Area: 1512				HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,495
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			82,800
TOTAL MARKET VALUE			131,795
SOH/AGL Deduction			88,904
ASSESSED VALUE			42,891
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			17,891
TOTAL JUST VALUE			131,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,018
XFOB:1:1: FOREST MANOR/MERI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/0923	4/02/2013	WD	U	I	14	30,000
GRANTOR: ANNETTE M KUESTNER						
GRANTEE: WARREN J KUESTNER J						
1137/0367	11/29/2007	QC	Q	I	01	0
GRANTOR: ANNETTE M KUESTNER						
GRANTEE: WARREN J KUESTNER J						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0261	PRCH, UOP	0	100	0	0			0.00	
2	9945	Well/Sept	0	100	0	0			7,000.00	

TOTAL OB/XF												
7,500												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S27 E56 N27\$.

LAND DESCRIPTION																								
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	0102	C	SFR/MH	100		A-1	0.00	0.00	6.90	AC		1.00	1.00	1.00	12,000.00	12,000.00	82,800							