W 330 FT OF N 620 FT OF S 1280 F
SE1/4, EX RD R/W.

THE KOHN FAMILY TRUST U/T/A DATED DECEMBER 26, 201
2211 E DEER FLAT
KUNA, ID 83634

2027

21-7S-16-04275-000

BUILDING CHARACTERISTICS

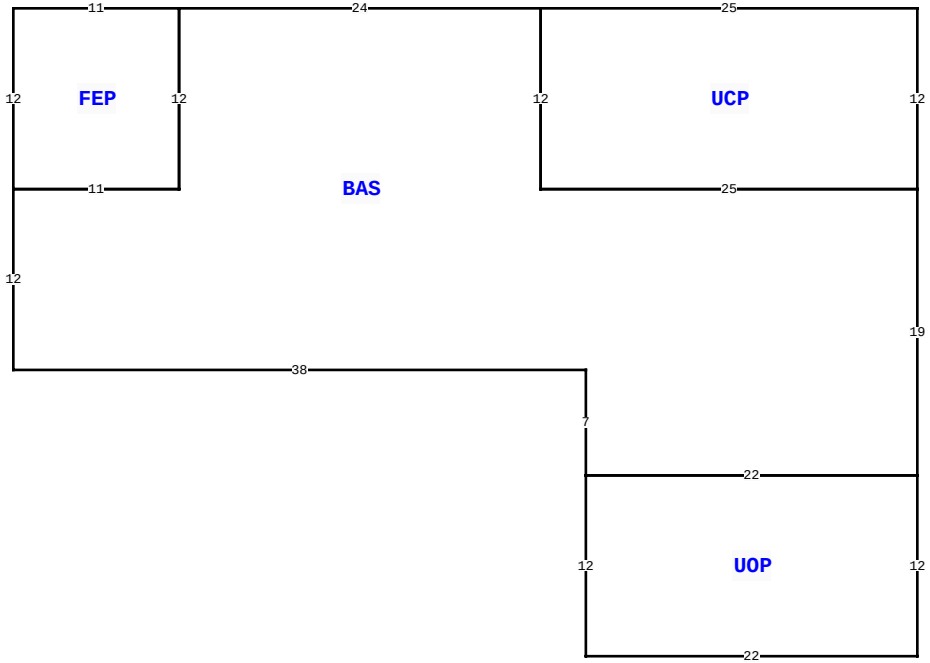
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,162	100		1,162	26,633
FEP	132	85		112	2,567
UCP	300	20		60	1,375
UOP	264	25		66	1,513
TOTALS	1,858			1,400	32,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	95.5000	57.30	80,220	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1162 HX Base Yr



4996 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0060	CARPORT F	0	0	12	22	264.00	UT	5.00	5.00	60	1993	1993	3	60	792	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	40	1993	1993	3	40	240	
5	0070	CARPORT UF	0	0	12	16	192.00	UT	3.00	3.00	40	1993	1993	3	40	230	
6	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	40	1993	1993	3	40	160	
7	0070	CARPORT UF	0	0	12	16	192.00	UT	3.00	3.00	40	1993	1993	3	40	230	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,088
TOTAL MARKET OB/XF VALUE	9,852
TOTAL LAND VALUE - MARKET	56,550
TOTAL MARKET VALUE	98,490
SOH/AGL Deduction	6,731
ASSESSED VALUE	91,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,759
TOTAL JUST VALUE	98,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,490

LAND:1:1: EX OUT RD R/W; AC CHG'D FROM 4.60 TO 4.3

PRMT:1:1: REROOF MBL HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7085	REMODEL	2,500	04/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/660	12/16/2021	WD	U	I	30	100

GRANTOR: KOHN HARRY

GRANTEE: THE KOHN FAMILY TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= W11 S12 E11 N12$ S12 W11 S12 E38 S7 UOP= S12 E22 N12 W22$ E22 N19 UCP= N12 W25 S12 E25$ W25 N12$.

LAND DESCRIPTION

TOTAL OB/XF 9,852

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	0		A-1	0.00	0.00	4.35	AC		1.00	1.00	1.00	13,000.00	13,000.00	56,550							

REVIEW DATE 07/06/2015 BY DF Total Acres: 4.35 Total Land Value: 56,550 Market: 0 Agricultural: 0 Common: 56,550 PRINTED 11/17/2026 BY SYS