

COMM AT NE COR RUN W 997.73 FT T
 CONT W 332.58 FT, S 1329.10 FT,
 FT, N 1328.89 FT TO POB, (AKA TH

KIRKMAN DAVID E/KIRKMAN VICTORIA I
 288 SW DRAKE PL
 FT WHITE, FL 32038

2026

25-6S-15-00519-112



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	25615.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2026
TOTALS	1,620		189,211

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	3	100%	- 2026	Heated Area: 1620		HX Base Yr 2026																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/06/2026		MLU																		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		189,211	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		89,232	
TOTAL MARKET VALUE		285,443	
SOH/AGL Deduction		0	
ASSESSED VALUE		285,443	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		234,032	
TOTAL JUST VALUE		285,443	
NCON VALUE		196,211	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051334	Mobile Home		10/31/2024
000051235	Right-of-Way Acce		10/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1127	9/09/2024	WD	Q	V	01	92,000
GRANTOR: GUTHRIE JUSTIN						
GRANTEE: KIRKMAN DAVID E						
1311/2790	3/24/2016	WD	Q	V	01	42,500
GRANTOR: THE HERMATAGE LLC						
GRANTEE: JUSTIN & SHAYLE GUT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2026

TOTAL OB/XF												7,000												
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	10.14	AC		1.00	1.00	0.80	11,000.00	8,800.00	89,232							

BUILDING NOTES											
BAS=[YR=2026;ORIG=12,11] E60 S27 W60 N27 \$											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=12,11] E60 S27 W60 N27 \$											

LAND DESCRIPTION												TOTAL OB/XF												7,000			
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	10.14	AC		1.00	1.00	0.80	11,000.00	8,800.00	89,232										