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

2027

25-6S-15-00519-112

BUILDING CHARACTERISTICS

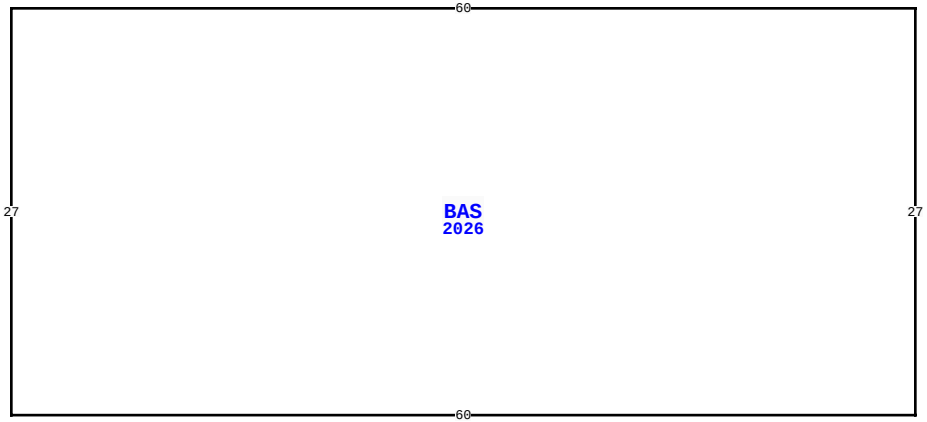
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2026	1,620	178,383
TOTALS	1,620			1,620	178,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,620	113.5000	112.36	182,023	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 1620 HX Base Yr 2026



288 SW DRAKE PL, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,383
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		89,232
TOTAL MARKET VALUE		274,615
SOH/AGL Deduction		0
ASSESSED VALUE		274,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,204
TOTAL JUST VALUE		274,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,425

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100			0.00	0.00	10.14	AC		1.00	1.00	0.80	11,000.00	8,800.00	89,232							

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.14 Total Land Value: 89,232 Market: 0 Agricultural: 0 Common: 89,232 PRINTED 11/17/2026 BY SYS