THE S1/2 OF E1/2 OF W1/2 OF SW1/ (AKA S1/2 OF LOT 23 RUM ISLAND R UNREC).

AYCOCK JAMES WESLEY
1994 SW COUNTY RD 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-057

BUILDING CHARACTERISTICS

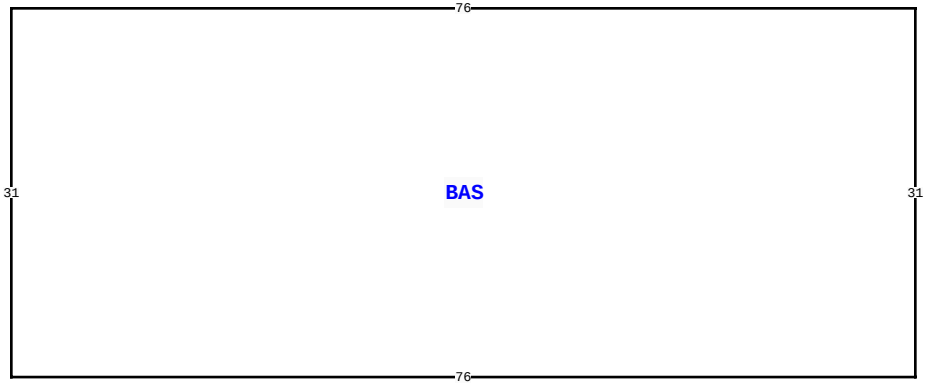
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	142,797
TOTALS	2,356			2,356	142,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	118.5000	110.20	259,631	2000	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 2356 HX Base Yr 2026



1994 SW COUNTY ROAD 138 , 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0040	BARN,POLE	0	100	32	22	704.00	UT	2.50	2.50	100	1999	1999	3	100	1,760	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,797
TOTAL MARKET OB/XF VALUE		6,360
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		214,157
SOH/AGL Deduction		141,685
ASSESSED VALUE		72,472
TOTAL EXEMPTION VALUE	HX HB	47,472
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		214,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056295	Storage Building	15,000	08/07/2026
16191	M H	125	10/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/2675	3/21/2024	WD	Q	I	01	210,000
GRANTOR: KLYS EMILY						
GRANTEE: AYCOCK JAMES WESLEY						
1398/2307	11/13/2019	WD	U	I	30	141,000
GRANTOR: RONALD & LISA KYLS						
GRANTEE: EMILY KLYS & BARBAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 6,360

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 10/06/2026 BY Nick Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS