E1/2 OF S1/2 OF S1/2 OF SW1/4 OF
E1/2 LOT 56 RUM ISLAND RANCHES U

RANDOLPH CAROL SUEANN/RANDOLPH ZACHERY LEBAY
267 SW NACHO GLN
FORT WHITE, FL 32038

2027

25-7S-16-04321-065

BUILDING CHARACTERISTICS

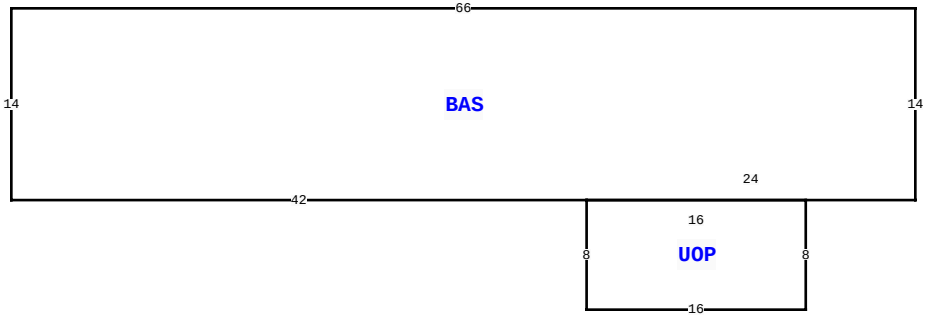
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	924	100		924	24,372
UOP	128	25		32	844
TOTALS	1,052			956	25,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	109.9000	65.94	63,039	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 924 HX Base Yr 2026



239 SW NACHO GLN, 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	550	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,216
TOTAL MARKET OB/XF VALUE		15,350
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		105,566
SOH/AGL Deduction		0
ASSESSED VALUE		105,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,155
TOTAL JUST VALUE		105,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,566

XFOB:1:1: CONCORD MH

LAND:1:1: PART OF LOT 56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29460	M H	468	06/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2358	9/22/2025	WD	U	I	11	100
GRANTOR: KELLAR CAROL A						
GRANTEE: RANDOLPH CAROL SUEA						
1372/0153	11/05/2018	LE	U	I	14	100
GRANTOR: CAROL A KELLER (LIFE						
GRANTEE: WARNER C KELLAR JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E42 UOP= S8 E16 N8 W16$ E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 15,350

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	0102	C	SFR/MH	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 07/24/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS