

AKA LOT 6 BIG OAKS S/D UNREC: CO
784.29 FT, S 1153.19 FT, W 380.2
CONT W 380.29 FT, S 1146.65 FT,

KALINOSKI PATRICK A
238 SW OLSON GLN, C/O VERA OLSON
LAKE CITY, FL 32024

2026

26-5S-16-03717-106
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
USP	320	35	
TOTALS	1,280		1,072 9,920

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2	MOBILE HME	0%	- 0		49,601	1990	1990		0	0	30	60.00	20.00
				Heated Area: 960			HX Base Yr						
BLD DATE: _____ LGL DATE: 05/06/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		9,920	
TOTAL MARKET OB/XF VALUE		16,148	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		136,178	
SOH/AGL Deduction		41,335	
ASSESSED VALUE		94,843	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,843	
TOTAL JUST VALUE		136,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14339	M H	125	07/31/1998
13021	PUMP/UTPOL	30	09/04/1997
10637	M H	125	01/10/1996
8083	M H	50	02/18/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0814/0871	11/29/1995	WD	Q	V		26,000
GRANTOR: BULLARD-DEAS						
GRANTEE: PATRICK A KALINOSKI						
0794/0745	8/12/1994	QC	Q	V	01	29,600
GRANTOR: ROBERT A FEASEL						
GRANTEE: BULLARD-DEAS						

EXTRA FEATURES																
L N	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	0166	CONC, PAVMT	0	0	0	1,032.00	UT	1.50	1.50	100	1996	1996	3	100	1,548	
2	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	100	1996	1996	3	100	600	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
TOTAL OB/XF														16,148										

BUILDING NOTES													
331 SW WATSON ST, FORT WHITE													

BUILDING DIMENSIONS													
BAS= W40 S24 USP= S8 E40 N8 W40\$ E40 N24\$.													