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

2027

26-5S-16-03717-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

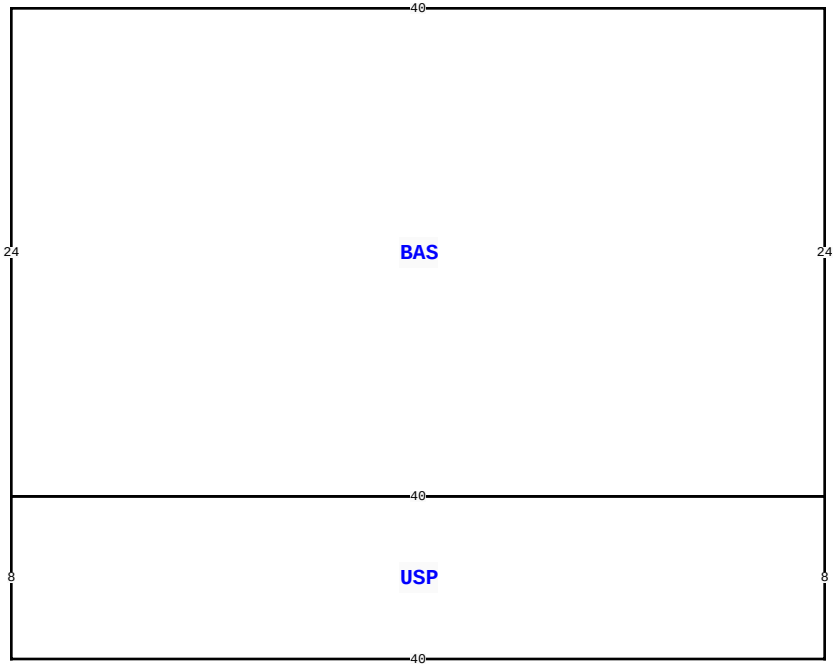
NEIGHBORHOOD/LOC 26516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	8,460
USP	320	35		112	987
TOTALS	1,280			1,072	9,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,072	73.4400	44.06	47,232	1990	1990	0	0	30	60.00	20.00

2 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



331 SW WATSON ST, 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	0166	CONC,PAVMT	0	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	12	120.00	UT	5.00	5.00	100	1996	1996	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,446
TOTAL MARKET OB/XF VALUE	16,148
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	135,704
SOH/AGL Deduction	31,377
ASSESSED VALUE	104,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,327
TOTAL JUST VALUE	135,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,704

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 USP= S8 E40 N8 W40$ E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 16,148

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	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							

REVIEW DATE 03/11/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS