COMM SW COR OF NW1/4, E 2369.88
260.73 FT, E 350 FT, N 623.77 FT
EDWARDS RD, W ALONG R/W 350 FT,

KNIGHT MARTHA LEE CARVER
638 SW WATSON ST
FORT WHITE, FL 32038

2027

26-5S-16-03718-001

BUILDING CHARACTERISTICS

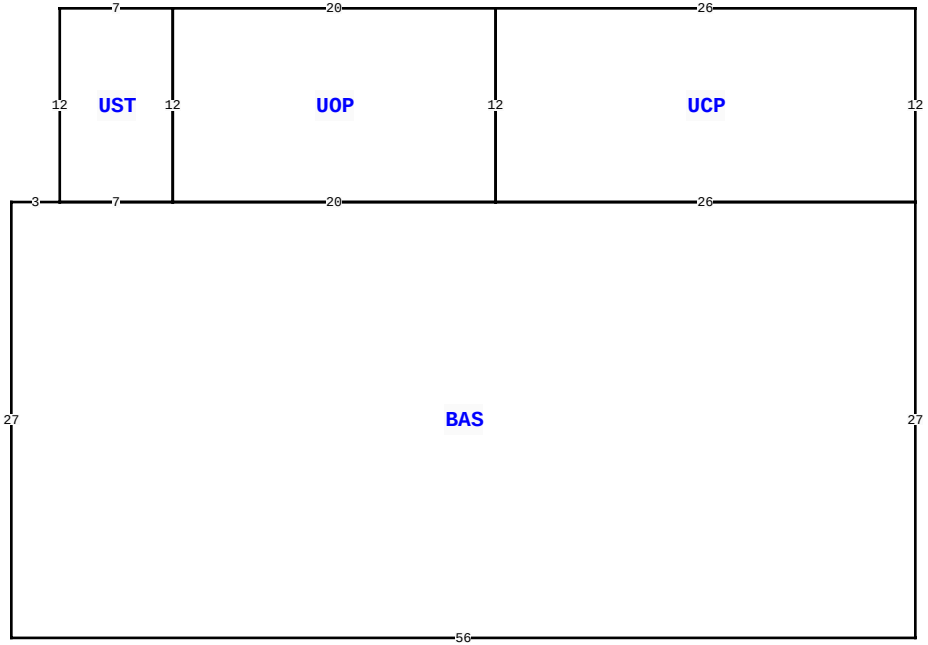
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
UCP	312	20		62	1,724
UOP	240	25		60	1,669
UST	84	45		38	1,057
TOTALS	2,148			1,672	46,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,672	115.9000	69.54	116,271	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1512 HX Base Yr



638 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1997	1997	3	100	1,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	15	18	270.00	UT	2.00	2.00	100	1997	1997	3	100	540	
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1997	1997	3	100	960	
6	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1997	1997	3	100	1,800	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,508
TOTAL MARKET OB/XF VALUE	14,580
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	126,218
SOH/AGL Deduction	50,053
ASSESSED VALUE	76,165
TOTAL EXEMPTION VALUE	HX HB WX SL 76,165
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	126,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12278	M H	125	03/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/80	7/06/2026	LE	U	I	14	100
GRANTOR: KNIGHT MARTHA LEE CAR						
GRANTEE: BAKER RUSSELL E (RM						
1355/1778	3/16/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CHARL						
GRANTEE: MARTHA LEE CARVER K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 S27 E56 N27 UCP= N12 W26 S12 E26$ W26 UOP= N12 W20 S12 E20$ W20 UST= N12 W7 S12 E7$ W7$.

LAND DESCRIPTION

TOTAL OB/XF 14,580

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 03/10/2026 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/16/2026 BY SYS