COMM NE COR OF SEC, RUN S 408.33 FT, S 1280.35 FT FOR POB, CONT S 807.77 FT, N 547.58 FT, E 807.11

MATTERN CARBERRY KATHLEEN S TRUST DATED JULY 11, 2
P O BOX 247
FORT WHITE, FL 32038-0247

2027

27-6S-16-03949-004

BUILDING CHARACTERISTICS

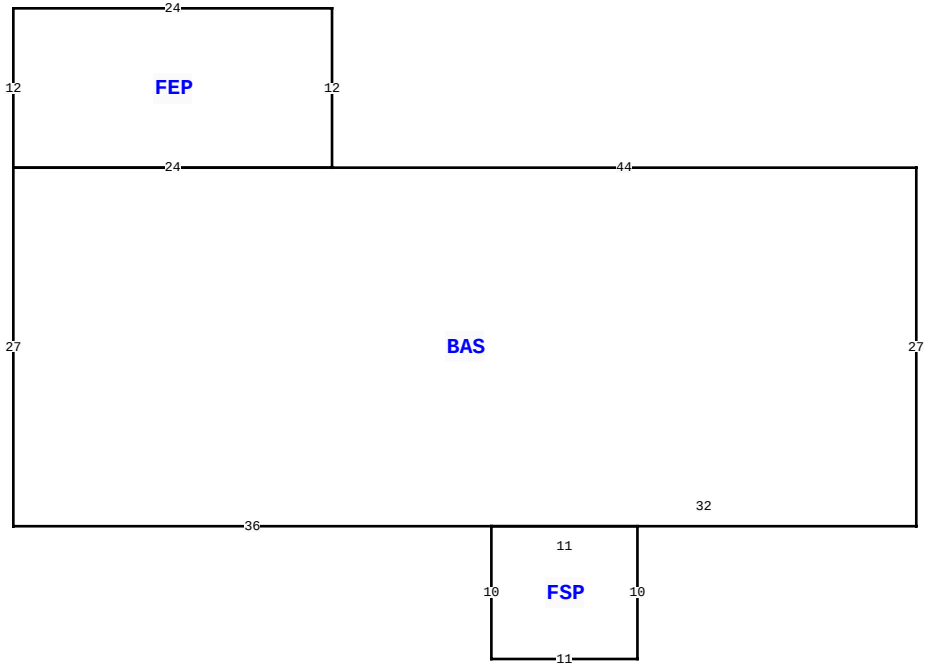
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	50,189
FEP	288	85		245	6,697
FSP	110	40		44	1,203
TOTALS	2,234			2,125	58,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,125	113.9000	68.34	145,222	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1836 HX Base Yr



354 SW PIERSON WAY, 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0060	CARPORT F	0	100	14	26	364.00	UT	5.00	5.00	75	1993	1993	3	75	1,365	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	0	0	360.00	UT	2.00	2.00	75	1993	1993	3	75	540	
7	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	1993	1993	3	75	1,350	
8	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	1993	1993	3	75	1,350	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
10	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2006	2006	3	100	3,456	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,089
TOTAL MARKET OB/XF VALUE		29,241
TOTAL LAND VALUE - MARKET		111,650
TOTAL MARKET VALUE		198,980
SOH/AGL Deduction		93,369
ASSESSED VALUE		105,611
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		49,200
TOTAL JUST VALUE		198,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34932	MAINT/ALTR	75	02/13/2017
11575	M H	125	08/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1202/0737	9/21/2010	WD	U	I	11	100

GRANTOR: KATHLEEN S MATTERN

GRANTEE: KATHLEEN S CARBERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FEP= N12 W24 S12 E24$ W24 S27 E36 FSP= S10 E11 N10 W11$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 27,561

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	9.15	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,650							
2	0102	C	SFR/MH	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 06/03/2026 BY JB Total Acres: 10.15 Total Land Value: 111,650 Market: 0 Agricultural: 0 Common: 111,650 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, RUN S 408.33 FT, S 1280.35 FT FOR POB, CONT S 807.77 FT, N 547.58 FT, E 807.11

MATTERN CARBERRY KATHLEEN S TRUST DATED JULY 11, 2
P O BOX 247
FORT WHITE, FL 32038-0247

2027

27-6S-16-03949-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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GRANTOR: KATHLEEN S MATTERN

GRANTEE: KATHLEEN S CARBERRY

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	100	2006	2006	3	100	1,680	

TOTAL OB/XF 1,680

LAND DESCRIPTION

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

REVIEW DATE 06/03/2026 BY JB Total Acres: 10.15 Total Land Value: 111,650 Market: 0 Agricultural: 0 Common: 111,650 PRINTED 11/17/2026 BY SYS