W1/2 OF W1/2 OF NW1/4 OF SW1/4 L
ALSO W1/2 OF W1/2 OF S 165 FT OF

TRAN FAMILY REVOCABLE TRUST DATED JULY 22, 2026
2183 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

29-6S-17-09806-001

BUILDING CHARACTERISTICS

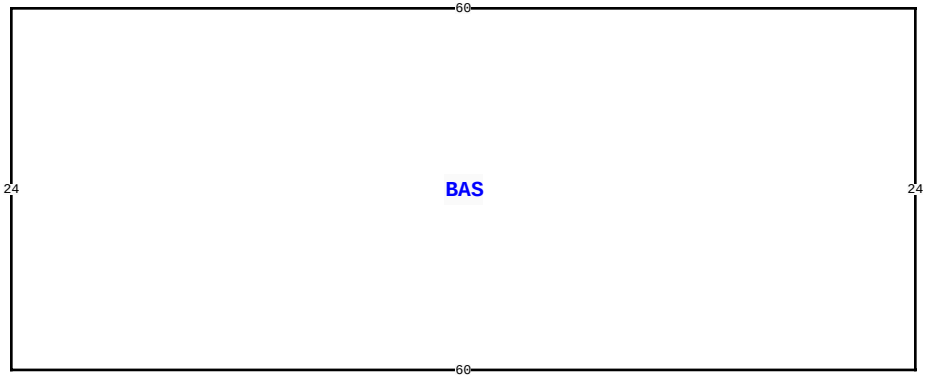
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	17,077
TOTALS	1,440			1,440	17,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,440	65.8800	39.53	56,923	1979	1979	0	0	10	60.00	30.00

1 MOBILE HME 100% - 2025 Heated Area: 1440 HX Base Yr 2026



2183 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	3,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,077
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		109,010
TOTAL MARKET VALUE		137,387
SOH/AGL Deduction		7,782
ASSESSED VALUE		129,605
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,194
TOTAL JUST VALUE		137,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1909	7/22/2026	WD	U	I	11	100
GRANTOR: TRAN KAI KIM						
GRANTEE: TRAN FAMILY REVOCAB						
1470/2798	7/01/2022	WD	Q	I	01	190,000
GRANTOR: WAINWRIGHT JEFFREY D						
GRANTEE: TRAN KAI KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	9.91	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,010							

REVIEW DATE 01/19/2024 BY JB Total Acres: 9.91 Total Land Value: 109,010 Market: 0 Agricultural: 0 Common: 109,010 PRINTED 11/17/2026 BY SYS