AKA LOT 10 JR DICKS TRACT UNR:
NE1/4 OF NW1/4 OF NE1/4.

NIEDRINGHAUS CINDY W/NIEDRINGHAUS CHEYANNE
1022 SW COYOTE CIR
FORT WHITE, FL 32038

2027

30-5S-16-03738-010

BUILDING CHARACTERISTICS

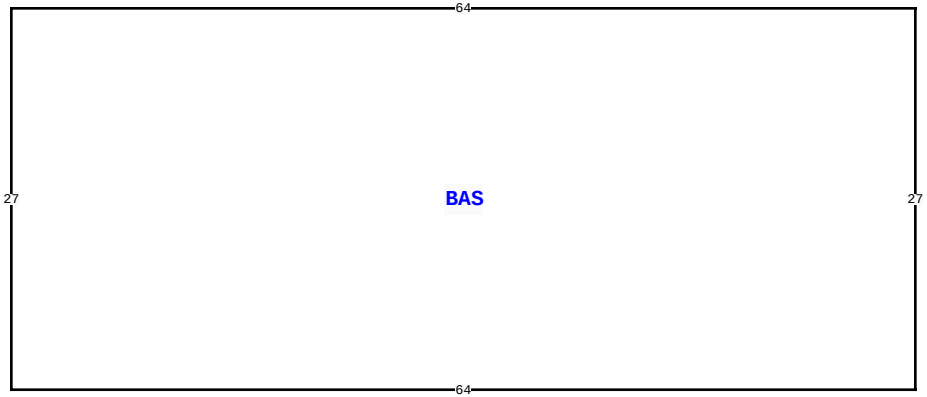
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	0	0 100
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	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	29,086
TOTALS	1,728			1,728	29,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	70.1400	42.08	72,714	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2007 Heated Area: 1728 HX Base Yr 2007



1022 SW COYOTE CIR, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,409
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		112,090
TOTAL MARKET VALUE		267,699
SOH/AGL Deduction		54,146
ASSESSED VALUE		213,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,142
TOTAL JUST VALUE		267,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054628	Mobile Home		12/04/2025
18537	M H	125	07/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0722	11/13/2006	QC	Q	I	01	100
GRANTOR: CINDY NIEDRINGHAUS &						
GRANTEE: CINDY & CHEYANNE NI						
1085/2718	6/01/2006	QC	Q	I	01	100
GRANTOR: CINDY NIEDRINGHAUS						
GRANTEE: CINDY NIEDRINGHAUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 W64 S27 E64$.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	9.19	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,090							
2	0200	C	MBL HM	0					1.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 03/18/2026 BY KS Total Acres: 10.19 Total Land Value: 112,090 Market: 0 Agricultural: 0 Common: 112,090 PRINTED 11/17/2026 BY SYS

AKA LOT 10 JR DICKS TRACT UNR:
NE1/4 OF NW1/4 OF NE1/4.

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BUILDING CHARACTERISTICS

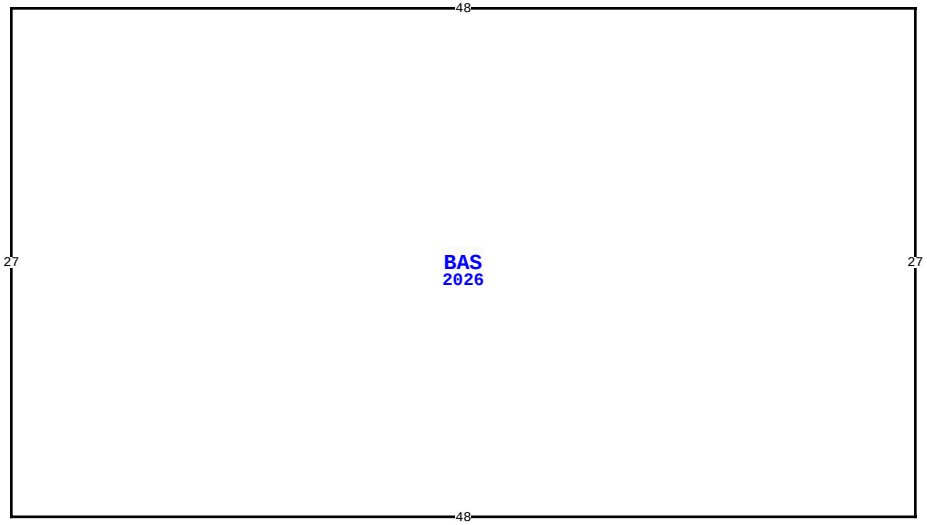
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2026	1,296	115,323
TOTALS	1,296			1,296	115,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,296	113.5000	90.80	117,677	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 100% - 2026 Heated Area: 1296 HX Base Yr 2007



1022 SW COYOTE CIR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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TOTAL JUST VALUE		267,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0722	11/13/2006	QC	Q	I	01	100
GRANTOR: CINDY NIEDRINGHAUS &						
GRANTEE: CINDY & CHEYANNE NI						
1085/2718	6/01/2006	QC	Q	I	01	100
GRANTOR: CINDY NIEDRINGHAUS						
GRANTEE: CINDY NIEDRINGHAUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,11] E48 S27 W48 N27 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/18/2026 BY KS Total Acres: 10.19 Total Land Value: 112,090 Market: 0 Agricultural: 0 Common: 112,090 PRINTED 11/17/2026 BY SYS