W1/2 OF LOT 14 JR DICKS TRACT UN
W1/2 OF NE1/4 OF NW1/4 OF SE1/4,
DESC ORB 1463-1178.

CHARLESTON DORIS ELAINE/DEWEES BETH A
449 SW COYOTE CIR
FORT WHITE, FL 32038

2027

30-5S-16-03738-014

BUILDING CHARACTERISTICS

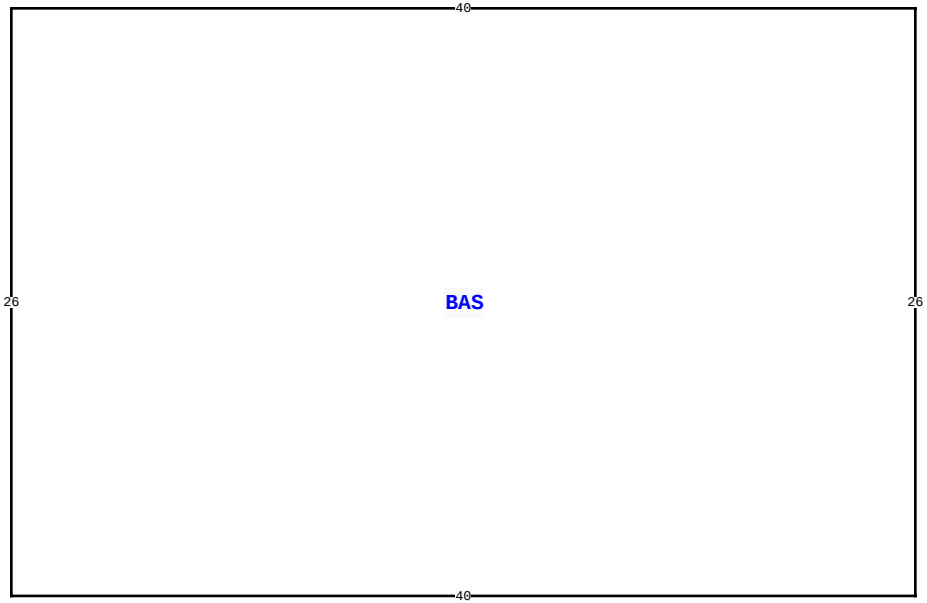
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,040	100		1,040	58,291
TOTALS	1,040			1,040	58,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	92.7200	86.23	89,679	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 50% - 2022 Heated Area: 1040 HX Base Yr 2022



449 SW COYOTE CIR, 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	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	5,600.00	5,600.00	100	2026	2025		100	5,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,291
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		27,008
TOTAL MARKET VALUE		99,299
SOH/AGL Deduction		9,553
ASSESSED VALUE		89,746
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		64,746
TOTAL JUST VALUE		99,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29503	M H	375	06/27/2011
12732	M H	125	07/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1918	9/17/2024	QC	U	I	11	100
GRANTOR: CHARLESTON DORIS						
GRANTEE: CHARLESTON DORIS						
1508/487	2/16/2024	QC	U	I	11	100
GRANTOR: CHARLESTON DORIS						
GRANTEE: CHARLESTON DORIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	50		A-1	0.00	0.00	2.11	AC		1.00	1.00	0.80	16,000.00	12,800.00	27,008							

REVIEW DATE 03/18/2026 BY KS Total Acres: 2.11 Total Land Value: 27,008 Market: 0 Agricultural: 0 Common: 27,008 PRINTED 11/17/2026 BY SYS