AKA LOT 18 JR DICKS TRACT UNR: S
NE1/4.

NICHOLS RUSSELL W
1353 SW COYOTE CIR
FORT WHITE, FL 32038

2027

30-5S-16-03738-018

BUILDING CHARACTERISTICS

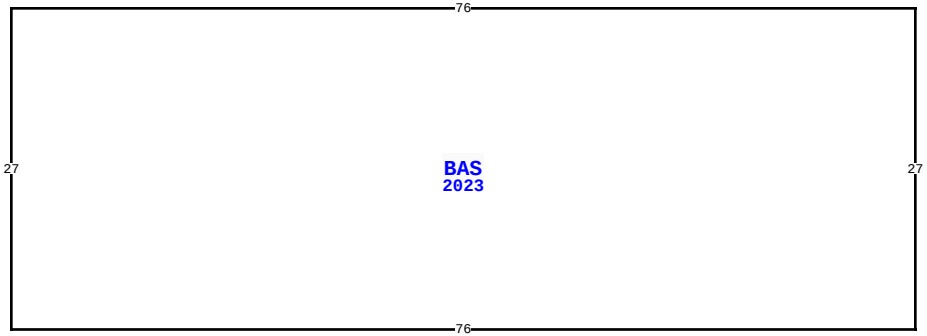
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,052	100	2023	2,052	103,380
TOTALS	2,052			2,052	103,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,052	114.5000	91.60	187,963	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023



1353 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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
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	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	8,200.00	8,200.00	100	2026	2025		100	8,200	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	7,560.00	7,560.00	100	2026	2025		100	7,560	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,380
TOTAL MARKET OB/XF VALUE		29,860
TOTAL LAND VALUE - MARKET		111,870
TOTAL MARKET VALUE		245,110
SOH/AGL Deduction		121,599
ASSESSED VALUE		123,511
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,100
TOTAL JUST VALUE		245,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14745	M H	125	11/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1625	6/08/2022	WD	Q	I	01	100,000
GRANTOR: SHIELDS RICKY						
GRANTEE: NICHOLS RUSSELL W						
1453/2788	12/06/2021	WD	U	I	34	27,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: SHIELDS RICKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,15] E76 S27 W76 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,860

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	10.17	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,870							

REVIEW DATE 03/18/2026 BY KS Total Acres: 10.17 Total Land Value: 111,870 Market: 0 Agricultural: 0 Common: 111,870 PRINTED 11/17/2026 BY SYS