AKA LOT 22 JR DICKS TRACT UNR: N
NE1/4 EX 1.49 AC DESC IN WD 1422

KATONA KENNETH/KATONA SHARON L
1438 SW COYOTE CIR
FORT WHITE, FL 32038

**2027**

**30-5S-16-03738-022**

## BUILDING CHARACTERISTICS

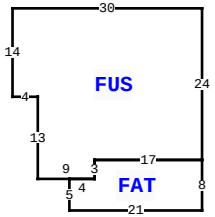
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 50 |
| Exterior Wall | 32 | HARDIE BRD 50 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 30516.00 | 1.00/ |

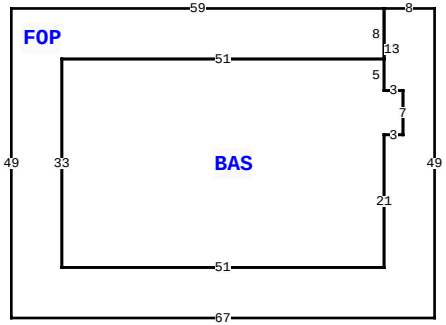
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,704 | 100 | | 1,704 | 170,008 |
| FAT | 156 | 20 | | 31 | 3,093 |
| FOP | 1,579 | 30 | | 474 | 47,291 |
| FUS | 707 | 100 | | 707 | 70,537 |
| TOTALS | 4,146 | | | 2,916 | 290,929 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,916 | 116.2800 | 127.91 | 372,986 | 2003 | 2003 | 0 | 0 | 0 | 22.00 | 78.00 |

2 SINGLE FAM 100% - 1999 Heated Area: 2411 HX Base Yr 1999




1438 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 14 | 140.00 | UT | 7.50 | 7.50 | 100 | 1998 | 1998 | 3 | 100 | 1,050 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 100 | 1998 | 1998 | 3 | 100 | 1,080 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 12 | 96.00 | UT | 7.50 | 7.50 | 100 | 1998 | 1998 | 3 | 100 | 720 | |
| 4 | 0251 | LEAN TO W/ | 0 | 100 | 8 | 12 | 96.00 | UT | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 100 | 192 | |
| 5 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2003 | 2003 | 3 | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 290,929 |
| TOTAL MARKET OB/XF VALUE | | 5,042 |
| TOTAL LAND VALUE - MARKET | | 104,040 |
| TOTAL MARKET VALUE | | 400,011 |
| SOH/AGL Deduction | | 157,426 |
| ASSESSED VALUE | | 242,585 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 191,174 |
| TOTAL JUST VALUE | | 400,011 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 405,288 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19715 | SFR | 393 | 07/08/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1508/1955 | 2/08/2024 | LE | U | I | 14 | 100 |
| GRANTOR: KATONA KENNETH (ENH L | | | | | | |
| GRANTEE: KATONA KYLE MICHAEL | | | | | | |
| 0855/0169 | 2/15/1998 | WD | Q | V | 03 | 19,000 |
| GRANTOR: SUBRANDY | | | | | | |
| GRANTEE: KATONA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W51 S33 E51 N21 E3 N7 W3 N5$ FOP= N8 W59 S49 E67 N49 W8 S13 E3 S7 W3 S21 W51 N33 E51$ PTR= N30 FAT= N8 FUS= N24 W30 S14 E4 S13 E9N3 E17$ W17 S3 W4 S5 E21$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 5,042

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 8.67 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 104,040 | | | | | | | |

REVIEW DATE 03/18/2026 BY KS Total Acres: 8.67 Total Land Value: 104,040 Market: 0 Agricultural: 0 Common: 104,040 PRINTED 11/17/2026 BY SYS