N 386 FT OF THE W 1/2 OF NE 1/4
SE 1/4.

CHARLESTON MICHAEL J
563 SW COYOTE CIR
FORT WHITE, FL 32038

2027

30-5S-16-03738-044

BUILDING CHARACTERISTICS

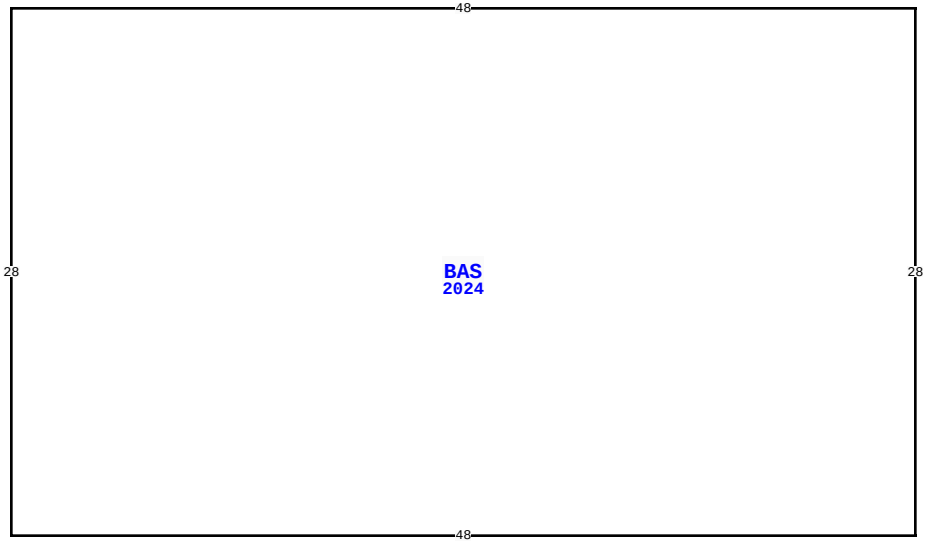
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,344	100	2024	1,344	69,189
TOTALS	1,344			1,344	69,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,344	117.0000	93.60	125,798	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1344 HX Base Yr 2025



563 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,189
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	33,264
TOTAL MARKET VALUE	106,653
SOH/AGL Deduction	79,264
ASSESSED VALUE	27,389
TOTAL EXEMPTION VALUE	HX HB DX 27,389
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	106,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045485	Mobile Home		09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1178	3/30/2022	QC	U	V	11	100

GRANTOR: CHARLESTON DORIS ELAI

GRANTEE: CHARLESTON MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,5] E48 S28 W48 N28 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	2.97	AC		1.00	1.00	0.80	14,000.00	11,200.00	33,264							

REVIEW DATE 03/18/2026 BY KS Total Acres: 2.97 Total Land Value: 33,264 Market: 0 Agricultural: 0 Common: 33,264 PRINTED 11/17/2026 BY SYS