PART OF LOT 22 JR DICKS TRACT
UNR: COMM SW COR OF NE1/4 OF
SE1/4 OF NE1/4, E 30.07 FT FOR

KATONA KYLE M
1374 SW COYOTE CIR
FORT WHITE, FL 32038

2027

30-5S-16-03738-122

BUILDING CHARACTERISTICS

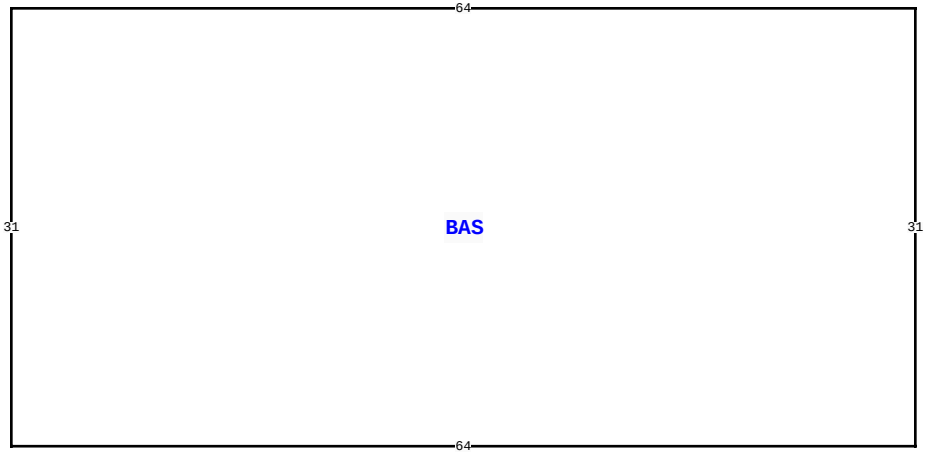
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,984	100		1,984	210,971
TOTALS	1,984			1,984	210,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	115.5000	114.34	226,851	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 1984 HX Base Yr 2022



1374 SW COYOTE CIR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,971
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		16,390
TOTAL MARKET VALUE		235,961
SOH/AGL Deduction		46,498
ASSESSED VALUE		189,463
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,052
TOTAL JUST VALUE		235,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40964	M H		12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1913	10/23/2020	WD	U	V	30	100

GRANTOR: KENNETH & SHARON KATO

GRANTEE: KYLE M KATONA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=15,19] E64 S31 W64 N31 $
.

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	100	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	1,600.00	1,600.00	100	2026	2025		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	1.49	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,390							

REVIEW DATE 03/18/2026 BY KS Total Acres: 1.49 Total Land Value: 16,390 Market: 0 Agricultural: 0 Common: 16,390 PRINTED 11/17/2026 BY SYS