COMM SW COR OF SEC, RUN N 60 FT,
FOR POB, RUN N 208.75 FT, E 404.
208.75 FT, W 405.63 FT TO POB.

EHNAT VALERIA
323 SW COOPER TER
FORT WHITE, FL 32038

2027

30-6S-17-09813-013

BUILDING CHARACTERISTICS

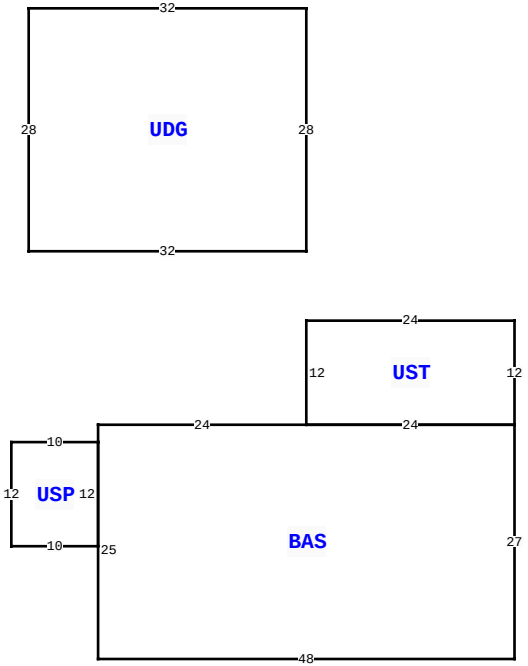
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,507
UDG	896	60		538	31,345
USP	120	35		42	2,447
UST	288	45		130	7,574
TOTALS	2,600			2,006	116,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,006	113.9000	105.93	212,496	1996	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2005 Heated Area: 1296 HX Base Yr 2005



323 SW COOPER TER, 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	0166	CONC,PAVMT	0	100	3	44	132.00	UT	2.00	2.00	100	1997	1997	3	100	264	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	50	1997	1997	3	50	540	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,873
TOTAL MARKET OB/XF VALUE	18,904
TOTAL LAND VALUE - MARKET	31,040
TOTAL MARKET VALUE	166,817
SOH/AGL Deduction	76,548
ASSESSED VALUE	90,269
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	38,858
TOTAL JUST VALUE	166,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,074

BLDG:1:1: FTWD MH

XFOB:1:1: FTWD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26897	MAINT/ALTR	25	04/02/2008
12990	GARAGE	25	08/28/1997
12118	M H	125	02/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/2130	3/19/2004	WD	Q	I		87,000
GRANTOR: EKISS						
GRANTEE: EHNAT						
0807/2171	7/06/1995	WD	Q	I		15,000
GRANTOR: CAROL D SAUNDERS						
GRANTEE: MILTON F & VIVIENNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S2 USP= W10 S12 E10N12$ S25 E48 N27 UST= N12 W24 S12 E24$ W24$ PTR= N20 UDG= N28 W32 S28 E32$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 18,904

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	1.94	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,040							

REVIEW DATE 10/19/2017 BY DF Total Acres: 1.94 Total Land Value: 31,040 Market: 0 Agricultural: 0 Common: 31,040 PRINTED 11/17/2026 BY SYS