LOT 1 SASSAFRAS ACRES S/D.
ORB 687-354, DC DAVID TRAINA

KNUTH LAURIE TRAINA/KNUTH JOHN L
193 SW CR 138
FORT WHITE, FL 32038

2027

30-7S-17-10068-001

BUILDING CHARACTERISTICS

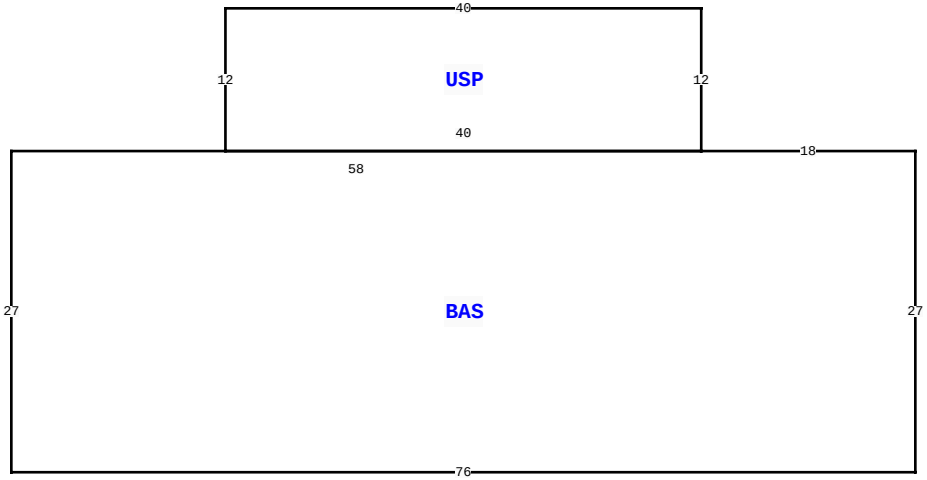
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	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	30717.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	121,652
USP	480	35		168	9,960
TOTALS	2,532			2,220	131,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,220	115.9000	107.79	239,294	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 1997 Heated Area: 2052 HX Base Yr 1997



193 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,612
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		22,860
TOTAL MARKET VALUE		162,172
SOH/AGL Deduction		80,096
ASSESSED VALUE		82,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,665
TOTAL JUST VALUE		162,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053153	Remodel	5,284	05/19/2025
38637	MAINT/ALTR	75	09/20/2019
20563	M H	125	03/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/2387	12/09/2011	WD	U	I	16	100
GRANTOR: LAURIE TRAINA KNUTH						
GRANTEE: LAURIE TRAINA KNUTH						
0596/0483	5/01/1986	WD	Q	I	01	8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= N12 W40 S12 E40$ W58 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		00	0.00	0.00	1.27	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,860							

REVIEW DATE 05/01/2026 BY robin Total Acres: 1.27 Total Land Value: 22,860 Market: 0 Agricultural: 0 Common: 22,860 PRINTED 11/17/2026 BY SYS