LOT 2 SOUTH WIND S/D.

873-130,

KEPHART KENNETH/KEPHART BARBIE
297 SW AMELIA CT
FORT WHITE, FL 32038

2026

33-5S-16-03751-202

BUILDING CHARACTERISTICS

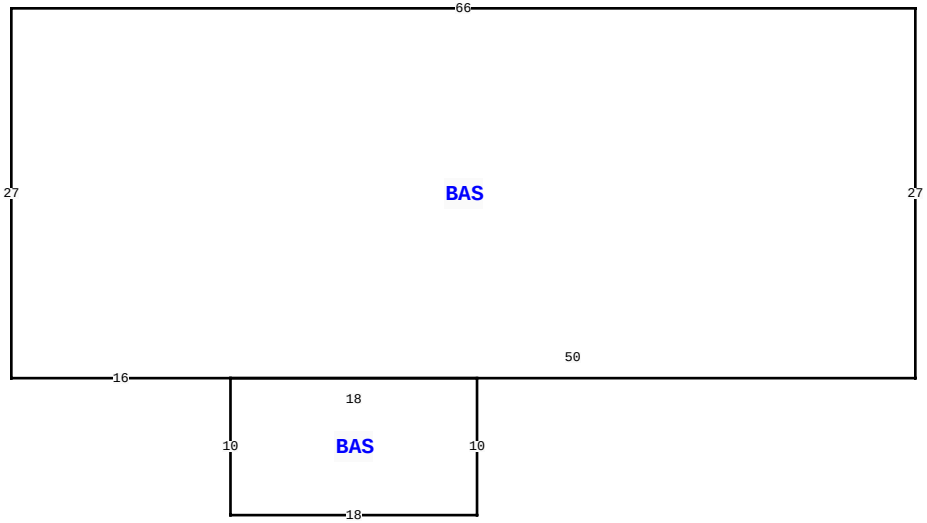
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	33516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	5,050
BAS	1,782	100		1,782	49,996
TOTALS	1,962			1,962	55,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,962	116.9000	70.14	137,615	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1962 HX Base Yr 1999



297 SW AMELIA CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	2006	2006	3	100	300	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,046
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		131,846
SOH/AGL Deduction		53,289
ASSESSED VALUE		78,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,146
TOTAL JUST VALUE		131,846
NCON VALUE		300
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,546

PRMT:1:1: KEPHART

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37416	ADDN SFR	320	11/07/2018
13467	M H	125	01/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0874/0130	12/02/1998	WD	U	V		22,000

GRANTOR: SUBRANDY

GRANTEE: DEPHART

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E16 BAS= S10 E18 N10 W18$ E50 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/08/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/07/2026 BY SYS