

LOT 15 FERNWOOD ESTATES S/D.  
875-227, 913-1512, 1514, QC 1523

KETCHAM ARTHUR C III/KETCHAM DEBORAH ELAINE  
1948 SW SPRUCE RD  
FORT WHITE, FL 32038

**2026**

36-5S-15-00485-075  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	36515.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,678	100	
FOP	104	35	
TOTALS	1,782		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2001							
Heated Area: 1678						HX Base Yr 2001					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,678	100		1,678	104,454						
FOP	104	35		36	2,241						
TOTALS	1,782			1,714	106,695						

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	106,695			
TOTAL MARKET OB/XF VALUE	13,100			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	184,795			
SOH/AGL Deduction	85,014			
ASSESSED VALUE	99,781			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	48,370			
TOTAL JUST VALUE	184,795			
NCON VALUE	2,400			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	170,180			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041803	Electrical Servic	0	04/27/2021
8117	M H	125	02/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1610	9/16/2024	QC	U	I	11	100
GRANTOR: KETCHAM ARTHUR COLL						
GRANTEE: KETCHAM ARTHUR COLL						
1523/1608	7/26/2024	QC	U	I	11	100
GRANTOR: HALL KATHLEEN MARIE A						
GRANTEE: KETCHAM ARTHUR COLL						

EXTRA FEATURES																	
L N	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	0080	DECKING	0	100	0	0		1.00	UT 2,000.00	2,000.00	25	2005	2005	3	25	500	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	800	
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	1,200	
6	0070	CARPORT UF	0	100	0	0		1.00	UT 2,400.00	2,400.00	100	2026	2025		100	2,400	
TOTALS												13,100					

BUILDING NOTES			
1948 SW SPRUCE RD, FORT WHITE			
BLD DATE		LGL DATE	05/07/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS			
BAS= W58 S27 E66 N14 FOP= N13 W8 S13 E8\$ W8 N13\$ .			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							