

LOT 23 BLOCK B SPRING HILLS S/D.
741-1301, 748-853, 754-902, 757-

KAUFMAN KYLE DAVID/KAUFMAN CHEYENE MARIE
359 SW WALNUT PL
FORT WHITE, FL 32038

2026

36-5S-15-00488-032
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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	13	LAM/VNLPLK 100	
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	04	04 100	
Kitchen Adjus	02	02 100	
Quality	06	06	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	920	100	
TOTALS	920		75,182

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	2021								
Heated Area: 920					HX Base Yr							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	920	100		920	75,182							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				75,182	
TOTAL MARKET OB/XF VALUE				7,600	
TOTAL LAND VALUE - MARKET				22,000	
TOTAL MARKET VALUE				104,782	
SOH/AGL Deduction				7,670	
ASSESSED VALUE				97,112	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				97,112	
TOTAL JUST VALUE				104,782	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				95,782	
LAND:1:1: 1.01 AC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1894	6/30/2020	WD	Q	I	01	94,000
GRANTOR: CLRM PROPERTIES LLC						
GRANTEE: KYLE DAVID & CHEYEN						
1405/0201	2/06/2020	QC	U	I	11	100
GRANTOR: JASON SCOTT REED						
GRANTEE: CLRM PROPERTIES LLC						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF													7,600	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
			05/08/2026			MLU								

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S23 E40 N23\$.												

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000								