

LOT 20 ICHETUCKNEE MEADOWS S/D.

542-425, 687-430, CT 690-641,

FRANKS BILLY RAY
279 SW FREEDOM CT
FORT WHITE, FL 32038

2025

18-6S-16-03865-020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3													
Exterior Wall	04	SINGLE SID 100	0100	01	1,114	90.7800	95.32	106,186	1984	1984	0	0	0	35.00	65.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 840 HX Base Yr											
Roof Cover	03	COMP SHNGL 100	24 35 UOP 35 24 24 23 BAS 35 4 12 20 24 12 20 32 FOP														VALUATION SUMMARY											
Interior Wall	04	PLYWOOD 100															Tax Group: 3 Tax Dist:											
Interior Floo	14	CARPET 80															BUILDING MARKET VALUE 69,021											
Interior Floo	06	VINYL ASB 20															TOTAL MARKET OB/XF VALUE 900											
Air Condition	02	WINDOW 100															TOTAL LAND VALUE - MARKET 50,000											
Heating Type	03	FORCED AIR 100															TOTAL MARKET VALUE 119,921											
Bedrooms	3	100															SOH/AGL Deduction 21,947											
Bathrooms	1	100															ASSESSED VALUE 97,974											
Frame	01	NONE 100															TOTAL EXEMPTION VALUE 0											
Stories	1.	1. 100															BASE TAXABLE VALUE 97,974											
Architectual	05	CONV 100	TOTAL JUST VALUE 119,921																									
Units	0	100	NCON VALUE 0																									
Condition Adj	03	100	INCOME VALUE																									
Kitchen Adjus	01	100	PREVIOUS YEAR MKT VALUE 119,921																									
Quality 05 05			SALE:2:1: REPOSSESSED BY JIM WALTER HOMES BY DEFAU																									
DOR CODE 0100 SINGLE FAMILY			LAND:1:1: 5.0 AC																									
MAP NUM			PERMIT NUM DESCRIPTION AMT ISSUED																									
NEIGHBORHOOD/LOC 18616.010 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	840	100	840	52,045																								
FOP	352	30	106	6,568																								
UOP	840	20	168	10,409																								
TOTALS 2,032 1,114 69,021			BLD DATE LGL DATE 05/13/2024 MLU																									
EXTRA FEATURES			279 SW FREEDOM CT, FORT WHITE																									
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	0294	SHED WOOD/	0	0	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	600													
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	200													
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	100													
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000											
REVIEW DATE 06/02/2015 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 12/31/2024 BY SYS																												