

MENG TIMOTHY J
PO BOX 900
FORT WHITE, FL 32038

01-6S-15-00496-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION										
Exterior Wall	08	WD OR PLY 100										
Roof Structur	03	GABLE/HIP 100										
Roof Cover	03	COMP SHNGL 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		3 100										
Bathrooms		2 100										
Stories	1.	1. 100										
Architectual Units	01	CONV 100										
Condition Adj	03	03 100										
Kitchen Adjus	01	01 100										
Quality		03	03									
DOR CODE		5000 IMPROVED AG										
MAP NUM										MKT AREA		02
NEIGHBORHOOD/LOC		1615.0200 1.00/										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,056	100		1,056	24,841							
FEP	528	85		449	10,562							
FST	560	55		308	7,245							
TOTALS		2,144			1,813	42,649						

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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0294	SHED WOOD/	0	100	0	0	2.00	UT	0.00	0.00	100	1998	1998	3	100	350	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1984	1984	3	100	1,200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
5	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0021	BARN,FR AE	0	100	30	80	1.00	UT	0.00	0.00	100	2005	2005	3	100	10,000	
7	0255	MBL HOME S	0	100	14	67	938.00	UT	5.00	5.00	100	2016	2016	3	100	4,690	
8	0021	BARN,FR AE	0	100	20	30	600.00	UT	10.00	10.00	100	2016	2016	3	100	6,000	
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,813	98.0100	58.81	106,623	1987	1987	0	0	60.00	40.00

1 MOBILE HME 0% - 2001

Heated Area: 1056

HX Base Yr 2001

28

20

28

20

FST

44

24

44

24

BAS

44

12

44

12

FEP

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3

3

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

150,553

TOTAL MARKET OB/XF VALUE

44,740

TOTAL LAND VALUE - MARKET

158,850

TOTAL MARKET VALUE

256,909

SOH/AGL Deduction

75,416

ASSESSED VALUE

181,493

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

130,771

TOTAL JUST VALUE

354,143

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

354,143

SALE:5:1: LOT 3 ICHETUCKNEE FOR. TRT B PHASE 1. HI

PRMT:1:1: MENG

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000046747

Electrical Servic

0

03/15/2023

40495

ELECTRICAL

0

09/04/2020

20189

M H

125

11/26/2002

15752

M H

125

07/08/1999

13687

M H

125

02/24/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1356/1123

3/22/2018

LE U

I

14

100

GRANTOR:TIMOTHY J MENG (LIFE

GRANTEE:TIMOTHY JOSEPH MENG

1224/1974

11/03/2011

WD

Q

I

01

65,000

GRANTOR:SHEILA R FOSTER

GRANTEE:TIMOTHY J MENG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W28 S20 E28 N20\$ S24 FEP= S12 E44 N12 W44\$ E44 N24\$.

REVIEW DATE

08/16/2023

BY

TW

Total Acres: 28.78

Total Land Value: 61,616

Market: 103,850

Agricultural: 6,616

Common: 55,000

PRINTED 11/17/2025 BY SYS

LOTS 1, 2, & 3 ICHETUCKNEE
FOREST TRACT B PHASE 1. ALSO
LOT 32 BLOCK A ICHTEUCKNEE

MENG TIMOTHY J
PO BOX 900
FORT WHITE, FL 32038

2026

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	1615.0200	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	728	100
UOP	768	25
TOTALS	1,496	920
TOTALS	18,864	

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
7	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	920	85.4250	51.26	47,159	1995	1995	0	0	0	60.00	40.00	
3 MOBILE HME 0% - 2001 Heated Area: 728 HX Base Yr 2001													
14 52 48 16 48 52 14 16													
BAS													
UOP													
581 SW OLD SPANISH RD, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2024 MLU													

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
11	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF													3,000	
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		
	RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00			

COLUMBIA COUNTY PROPERTY					PAGE 2 of 3		3
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 3			Tax Dist:				
BUILDING MARKET VALUE					150,553		
TOTAL MARKET OB/XF VALUE					44,740		
TOTAL LAND VALUE - MARKET					158,850		
TOTAL MARKET VALUE					256,909		
SOH/AGL Deduction					75,416		
ASSESSED VALUE					181,493		
TOTAL EXEMPTION VALUE			HX HB		50,722		
BASE TAXABLE VALUE					130,771		
TOTAL JUST VALUE					354,143		
NCON VALUE					0		
INCOME VALUE							
PREVIOUS YEAR MKT VALUE					354,143		

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