LOT 2 BLOCK A ICHETUCKNEE FOREST

677-416, 866-2272, 882-1076, 976

KLINKER DAVID H/ERICKSON MAURICE A
2118 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

02-6S-15-00502-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	01	CONV 100
Units		0 100
Quality	05	05

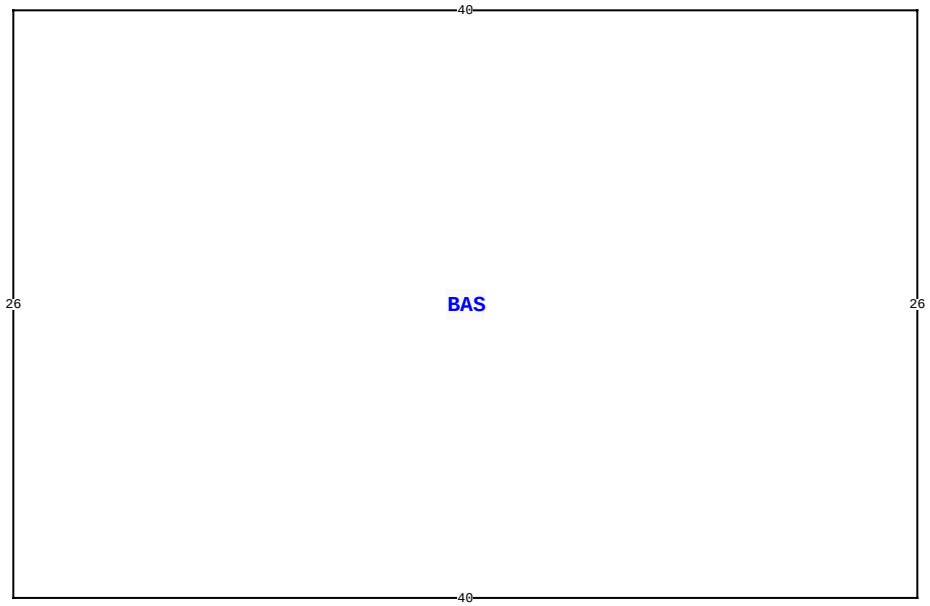
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2615.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	64,585
TOTALS	1,040			1,040	64,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	113.9000	107.07	111,353	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2016 Heated Area: 1040 HX Base Yr 2016



2118 SW LONCALA LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,585
TOTAL MARKET OB/XF VALUE		13,031
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		137,616
SOH/AGL Deduction		60,884
ASSESSED VALUE		76,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,010
TOTAL JUST VALUE		137,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042506	Roof Replacement	8,811	08/06/2021
26544	M H	507	12/21/2007
15511	M H	125	05/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/0032	8/17/2012	WD	U	I	30	47,000
GRANTOR: DAVID H KLINKER						
GRANTEE: DAVID H KLINKER & M						
1138/2108	12/13/2007	WD	Q	V	01	100
GRANTOR: MAURICE A & SHANNON M						
GRANTEE: DAVID H KLINKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	3,456	
2	0070	CARPORT UF	0	100	18	30	540.00	UT	2.50	2.50	50	2007	2007	3	50	675	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 13,031

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/22/2022 BY JS Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/19/2025 BY SYS