LOT 3 BLOCK A ICHETUCKNEE FOREST

666-469, 805-396, 806-1361, 807-

FERGUSON DEREK J/FERGUSON JOAN L
2041 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

02-6S-15-00502-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

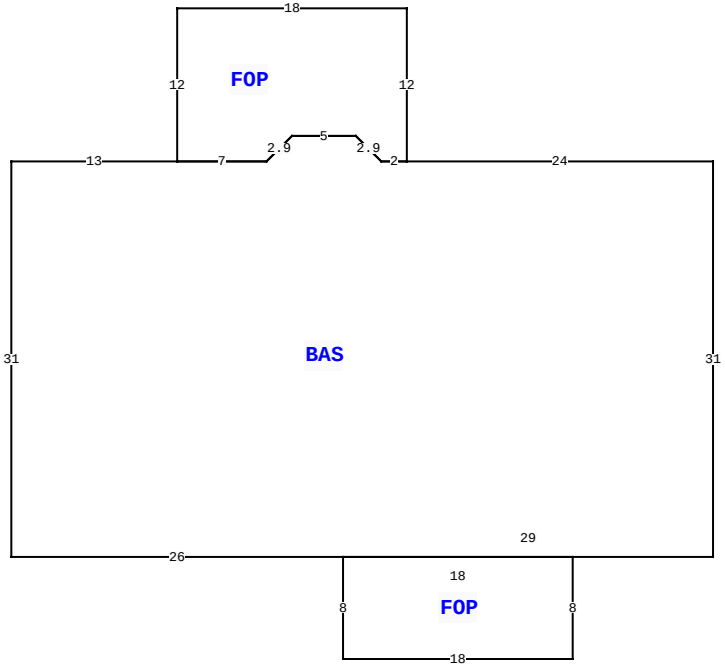
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,719	100		1,719	153,782
FOP	144	30		43	3,847
FOP	202	30		61	5,457
TOTALS	2,065			1,823	163,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	112.5040	126.00	229,698	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2015 Heated Area: 1719 HX Base Yr 2015



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

2041 SW LONCALA LOOP, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,086
TOTAL MARKET OB/XF VALUE		4,730
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		227,816
SOH/AGL Deduction		76,687
ASSESSED VALUE		151,129
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,407
TOTAL JUST VALUE		227,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,113

SALE:4:1: LOT 3 ICHETUCKNEE FOREST BLK A - REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10752	SFR	280	02/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1268/2201	1/15/2014	WD	U	I	18	121,000
GRANTOR: HSBC BANK USA, NAT'L						
GRANTEE: DEREK J (SINGLE) &						
1256/0991	5/29/2013	CT	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: HSBC BANK USA, NATI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N12 W18 S12 E7 U2 R2 E5 R2 D2 E2$ W2 U2 L2 W5 L2 D2 W7 W13 S31 E26 FOP= S8 E18 N8 W18$ E29 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	20	200.00	UT	5.00	5.00	100	1996	1996	3	100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	285.00	UT	2.00	2.00	100	1996	1996	3	100	570	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
5	0040	BARN,POLE	0	100	20	24	480.00	UT	2.50	2.50	80	0	0	3	80	960	

LAND DESCRIPTION

TOTAL OB/XF 4,730

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	0100	C	SFR	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 04/16/2014 BY DF Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/19/2025 BY SYS