LOT 4 BLOCK A ICHETUCKNEE FOREST

668-412, 944-963, DC 944-963, WD

ARD CHRISTIAN
2015 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

02-6S-15-00502-104

BUILDING CHARACTERISTICS

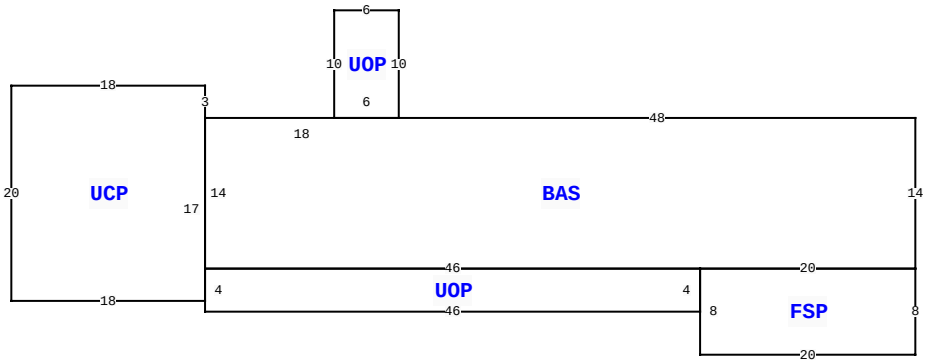
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	924	100		924	43,812
FSP	160	40		64	3,034
UCP	360	20		72	3,414
UOP	60	25		15	711
UOP	184	25		46	2,181
TOTALS	1,688			1,121	53,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,121	91.7100	86.21	96,641	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 924 HX Base Yr 2022



2015 SW LONCALA LOOP, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,153
TOTAL MARKET OB/XF VALUE		12,742
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		125,895
SOH/AGL Deduction		26,268
ASSESSED VALUE		99,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,905
TOTAL JUST VALUE		125,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10839	M H	125	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/488	6/17/2021	QC	U	I	11	25,000
GRANTOR: JEFFERS THOMAS P						
GRANTEE: ARD CHRISTIAN						
1076/2275	3/03/2006	WD	U	I	08	40,000
GRANTOR: DONNA C NATOLI						
GRANTEE: THOMAS P JEFFERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= N10 W6 S10 E6$ W18 UCP= N3 W18 S20 E18 N17$ S14 UOP= S4 E46 N4 W46 $ E46 FSP= S8 E20 N8 W20$ E20 N14$.

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	24	24	576.00	UT	9.00	9.00	50	2005	2005	3	50	2,592	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,742

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	0102	C	SFR/MH	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 08/02/2016 BY DF Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/19/2025 BY SYS