LOTS 16 BLOCK A ICHETUCKNEE FORE
675-72, QC 1278-2167, QC 1317-16

POWELL FAITH A/GAMBALE JAMIE A
2098 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

02-6S-15-00502-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

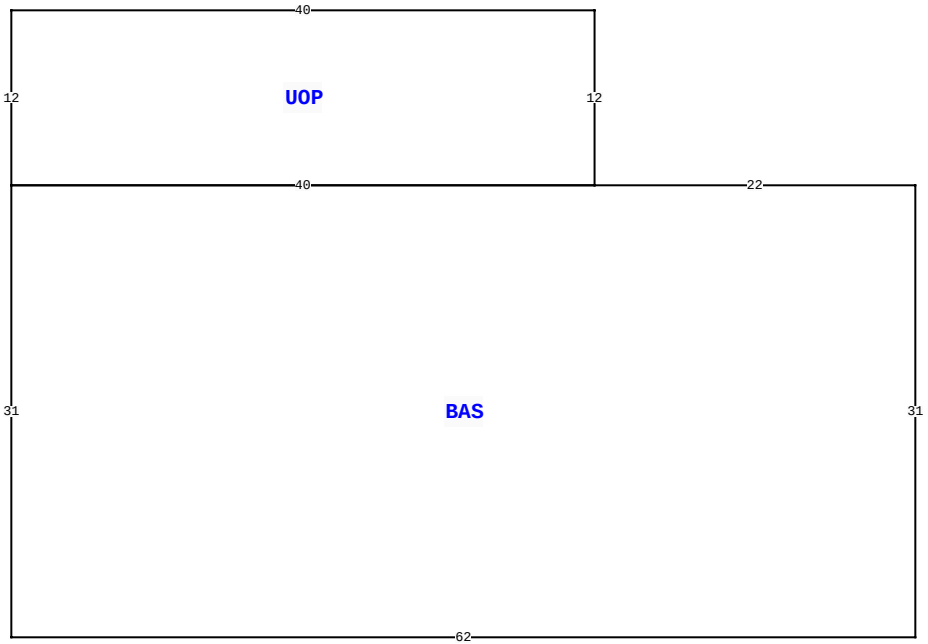
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2615.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100		1,922	166,992
UOP	480	25		120	10,426
TOTALS	2,402			2,042	177,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,042	117.0000	109.98	224,579	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 1922 HX Base Yr 2016



2098 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		177,417
TOTAL MARKET OB/XF VALUE		8,444
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		245,861
SOH/AGL Deduction		123,507
ASSESSED VALUE		122,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,632
TOTAL JUST VALUE		245,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,599

SALE:1:1: LOTS 16 ICHETUCKNEE FOREST BLK A PHASE 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32790	M H	595	03/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/192	6/19/2025	QC	U	I	11	100
GRANTOR: POWELL FAITH A						
GRANTEE: POWELL FAITH A						
1538/271	4/17/2025	QC	U	I	11	0
GRANTOR: WEHAUSEN WAYNE						
GRANTEE: POWELL FAITH A						

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	0031	BARN,MT AE	0	100	26	28	728.00	UT	9.00	9.00	100	2015	2015	3	100	6,552	
2	0251	LEAN TO W/	0	100	12	26	312.00	UT	3.50	3.50	100	2015	2015	3	100	1,092	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N12 W40 S12 E40$ W40 S31 E62 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,444

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 06/24/2020 BY KR Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/21/2025 BY SYS