LOT 20 BLOCK A ICHETUCKNEE FORES
683-435, 823-954 THRU 958, 826-1

FULLER DONALD A
270 SW LONCALA LOOP
FORT WHITE, FL 32038

2025

02-6S-15-00502-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

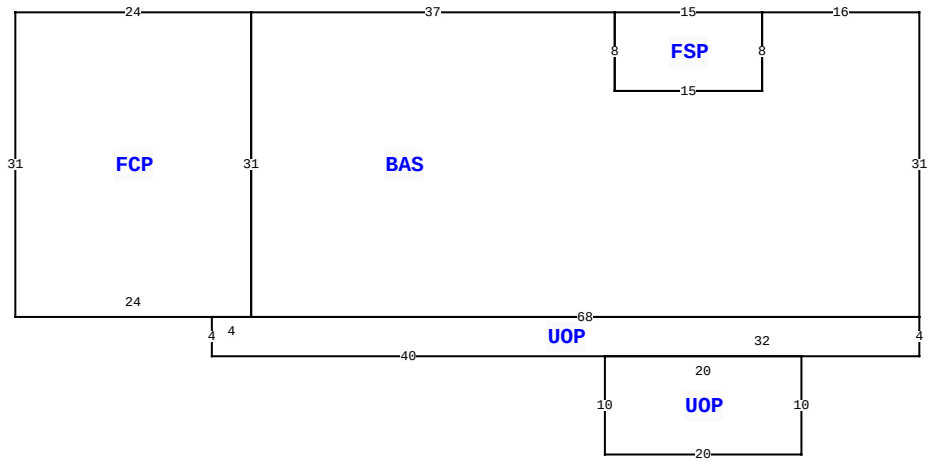
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,988	100		1,988	119,126
FCP	744	25		186	11,146
FSP	120	40		48	2,877
UOP	200	25		50	2,996
UOP	288	25		72	4,314
TOTALS	3,340			2,344	140,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,344	115.9000	108.95	255,379	1999	2005	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 2024 Heated Area: 1988 HX Base Yr



270 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	140,458
TOTAL MARKET OB/XF VALUE	19,760
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	220,218
SOH/AGL Deduction	0
ASSESSED VALUE	220,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,218
TOTAL JUST VALUE	220,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15444	M H	125	04/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2070	7/26/2019	WD	Q	I	01	138,500
GRANTOR: MARTIN S CONE						
GRANTEE: DONALD A FULLER						
0879/1887	4/23/1999	WD	Q	V		17,500
GRANTOR: DELP						
GRANTEE: CONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W15 S8 E15 N8$ S8 W15 N8 W37 FCP= W24 S31 E24 N31$ S31 UOP= W4 S4 E40 UOP= S10 E20 N10 W20$ E32 N4 W68$ E68 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
5	0031	BARN,MT AE	0	0	18	20	360.00	UT	11.00	11.00	100	0	0	3	100	3,960	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 19,760

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	0		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 10/06/2023 BY JB Total Acres: 6.12 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/24/2025 BY SYS