LOT 16 BLOCK B ICHETUCKNEE FORES

670-223, 810-2075, 829-1270, PB

CURRY DEVON
826 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

02-6S-15-00502-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

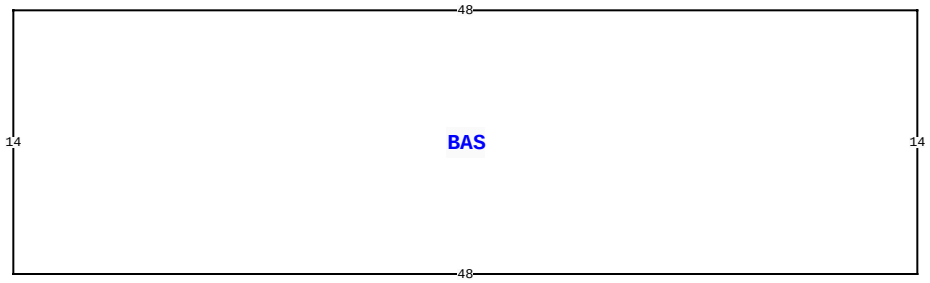
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2615.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,763
TOTALS	672			672	12,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	79.1280	47.48	31,907	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 672 HX Base Yr 2024



826 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		12,763
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		68,363
SOH/AGL Deduction		0
ASSESSED VALUE		68,363
TOTAL EXEMPTION VALUE	HX HB	43,363
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		68,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11893	M H	125	11/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1061	12/28/2023	QC	U	I	11	20,000
GRANTOR: WILSON RICHARD W						
GRANTEE: CURRY DEVON						
1336/1147	5/05/2017	WD	U	I	16	5,800
GRANTOR: DONNA LEE DICKENS (1/						
GRANTEE: RICHARD W & CATHY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 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	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 10/13/2016 BY DF Total Acres: 5.01 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/04/2025 BY SYS