LOT 18 BLOCK B ICHETUCKNEE FORES
683-457, 760-049, DC 794-1416, 8

CADE KIEN J/CADE VICTORIA A
512 SE WATERLEAF DR
LAKE CITY, FL 32024

**2026**

**02-6S-15-00502-218**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

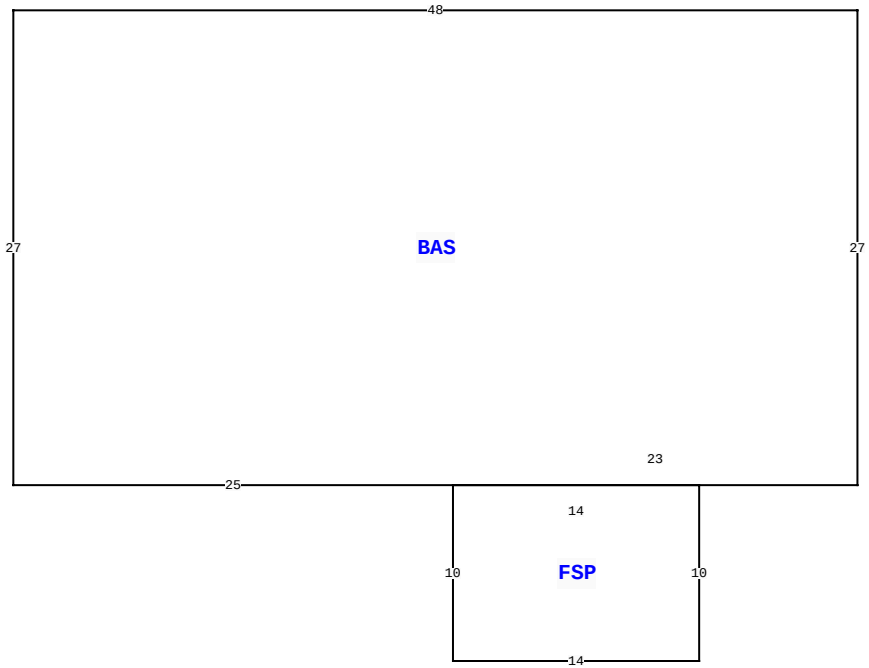
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,296 | 100 | | 1,296 | 36,672 |
| FSP | 140 | 40 | | 56 | 1,584 |
| TOTALS | 1,436 | | | 1,352 | 38,256 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,352 | 117.9000 | 70.74 | 95,640 | 1992 | 1992 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2021 Heated Area: 1296 HX Base Yr




948 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 | 38,256 |
| TOTAL MARKET OB/XF VALUE | 8,350 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 106,606 |
| SOH/AGL Deduction | 21,480 |
| ASSESSED VALUE | 85,126 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 85,126 |
| TOTAL JUST VALUE | 106,606 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 106,606 |

SALE:3:1: LOT 18 BLOCK B ICHETUCKNEE FOREST PHASE

XFOB:1:1: LIBE MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1276/1689 | 6/24/2014 | WD | Q | I | 01 | 54,900 |
| GRANTOR: JUNE DUNAWAY | | | | | | |
| GRANTEE: KIEN J & VICTORIA A | | | | | | |
| 1261/1398 | 9/17/2013 | QC | U | I | 11 | 100 |
| GRANTOR: JOEY & STACY COLLINS | | | | | | |
| GRANTEE: JUNE DUNAWAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E25 FSP= S10 E14 N10 W14$ E23 N27$.

## 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 | 0 | 8 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 50 | 2005 | 2005 | 3 | 50 | 450 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0263 | PRCH,USP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,350

| 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 08/02/2016 BY DF Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/05/2025 BY SYS