

WELSH JOSEPH L II
649 SW LONCALA LOOP
FT WHITE, FL 32038

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2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		32		HARDIE BRD 100		0100		01		468		120.0980		134.51		62,951		2022		2022		0		0		2.00		98.00		VALUATION BY											
Exterior Wall		00		N/A 0		1		SINGLE FAM - 100% - 2023								Heated Area: 0																STANDARD									
Roof Structure		08		IRREGULAR 100																												Tax Group: 3									
Roof Cover		03		COMP SHNGL 100																												Tax Dist:									
Interior Wall		05		DRYWALL 100																												BUILDING MARKET VALUE									
Interior Floor		13		LAM/VNLPLK 100																												TOTAL MARKET OB/XF VALUE									
Interior Floor		00		N/A 0																												TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms				3 100																												ASSESSED VALUE									
Bedrooms				2 100																												TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE									
Stories		1.		1. 100																												TOTAL JUST VALUE									
Units				0 100																												NCON VALUE									
Condition Adj		03		03 100																												INCOME VALUE									
Kitchen Adj		01		01 100																												PREVIOUS YEAR MKT VALUE									
Quality		07		07																																					
DOR CODE		0100		SINGLE FAMILY																																					
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																															
FOP		85		30		2023		26		3,427																															
FOP		90		30		2023		27		3,559																															
FOP		1,383		30		2023		415		54,706																															
TOTALS		1,558						468		61,692																															
EXTRA FEATURES																																									
L N		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		0166		CONC, PAVMT		0 100		0		0		360.00		UT		3.00		3.00		100		2023		2022		100		1,080													
2		0104		GENERATOR		0 100		0		0		1.00		UT		6,000.00		6,000.00		100		2024		2023		90		5,400													
3		0120		CLFENCE		4 0 100		0		0		1.00		UT		1,500.00		1,500.00		100		2024		2023		100		1,500													
4		0296		SHED METAL		0 100		0		0		1.00		UT		2,800.00		2,800.00		100		2024		2023		100		2,800													
5		0030		BARN, MT		0 100		20		24		480.00		UT		18.00		18.00		100		2024		2023		100		8,640													
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