

N1/2 OF NW1/4 OF SW1/4, EX N1/2
NW1/4 OF SW1/4. (AKA PART OF N1/
ODOM ICHETUCKNEE FARM S/D UNR) &

HANCOCK JOHN A
2257 DREW FEAGLE AVE
FORT WHITE, FL 32038

2026

05-6S-16-03778-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	40,772
FOP	200	35		70	1,830
USP	120	35		42	1,098
UST	120	45		54	1,411
TOTALS	2,000			1,726	45,111

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,726	108.9000	65.34	112,777	1988	1988	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2025 Heated Area: 1560 HX Base Yr 2025												
2123 SW DREW FEAGLE AVE, FORT WHITE												

2123 SW DREW FEAGLE AVE, FORT WHITE				XF DATE						LAND DATE		03/08/2022	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000				
1.00	UT	0.00	0.00	100	2015	2015	3	100	750				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				45,111	
TOTAL MARKET OB/XF VALUE				8,750	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				76,361	
SOH/AGL Deduction				0	
ASSESSED VALUE				76,361	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				25,639	
TOTAL JUST VALUE				76,361	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				76,361	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051363	Electrical Servic	0	11/01/2024
26566	M H	565	12/31/2007
12480	M H	125	05/05/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1498/2022	9/12/2023	PB U	I	18		0	
GRANTOR: HANCOCK WAYNE H SR							
GRANTEE: HANCOCK JOHN A							
0761/1032	6/01/1992	WD U	V	12		15,000	
GRANTOR: LENVIL DICKS							
GRANTEE: WAYNE HANCOCK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W5 UST= N10 W12 S10 E12\$ W12 USP= N10 W12 S10 E12\$ W43 S26 E28 FOP= S10 E20 N10 W20\$ E32 N26\$.									