(AKA LOT 1 TUSTENUGGEE TRAILS S/
AS FOLLOWS): COMM NW COR OF NE1/
22.91 FT TO S R/W ICHETUCKNEE RD

VARCOE PAUL EDWARD
2644 SW HERLONG ST
FORT WHITE, FL 32038

2026

12-6S-16-03816-301

BUILDING CHARACTERISTICS

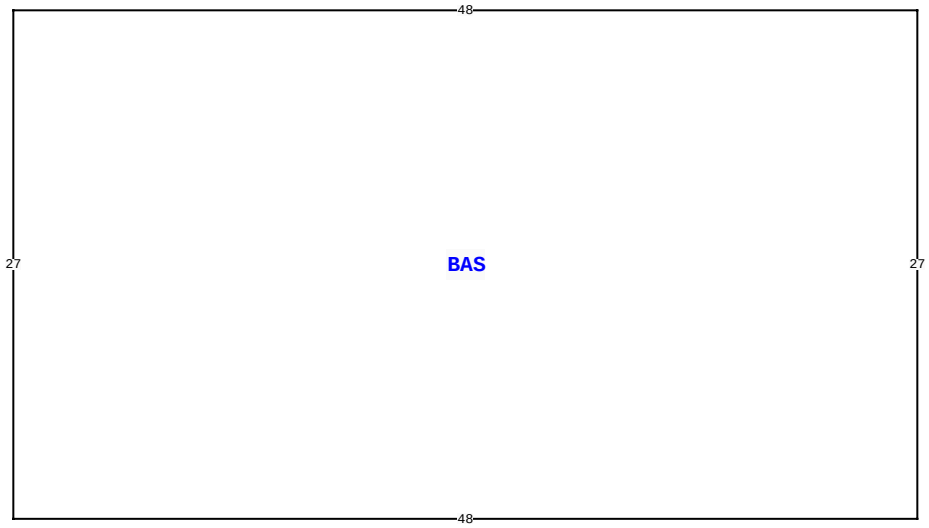
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
TOTALS	1,296			1,296	76,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	107.07	138,763	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1296 HX Base Yr 2011



2644 SW HERLONG ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,320
TOTAL MARKET OB/XF VALUE		22,761
TOTAL LAND VALUE - MARKET		93,100
TOTAL MARKET VALUE		192,181
SOH/AGL Deduction		80,420
ASSESSED VALUE		111,761
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		6,039
TOTAL JUST VALUE		192,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23697	M H	521	10/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2644	4/28/2025	WD	Q	I	01	340,000
GRANTOR: KOEPPEL KATHLEEN M						
GRANTEE: VARCOE PAUL EDWARD						
1259/0578	8/02/2013	QC	U	I	11	100
GRANTOR: FRED SIEBOLD						
GRANTEE: KATHLEEN M KOEPPEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC,PAVMT	0	100	26	36	936.00	UT	2.00	2.00	100	2005	2005	3	100	1,872	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	0296	SHED METAL	0	100	30	40	1.00	UT	0.00	0.00	100	2010	2010	3	100	7,089	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,100	
9	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 22,761

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	100		A-1	0.00	0.00	9.80	AC		1.00	1.00	1.00	9,500.00	9,500.00	93,100							

REVIEW DATE 07/31/2025 BY TP Total Acres: 9.80 Total Land Value: 93,100 Market: 0 Agricultural: 0 Common: 93,100 PRINTED 11/07/2025 BY SYS