LOT 2 BLOCK A ICHETUCKNEE PINES
650-626, 651-509, QC 1322-431, F

NORMAN CANDICE
166 SW CHUGWATER GLN
FORT WHITE, FL 32038

2026

16-6S-16-03832-102

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

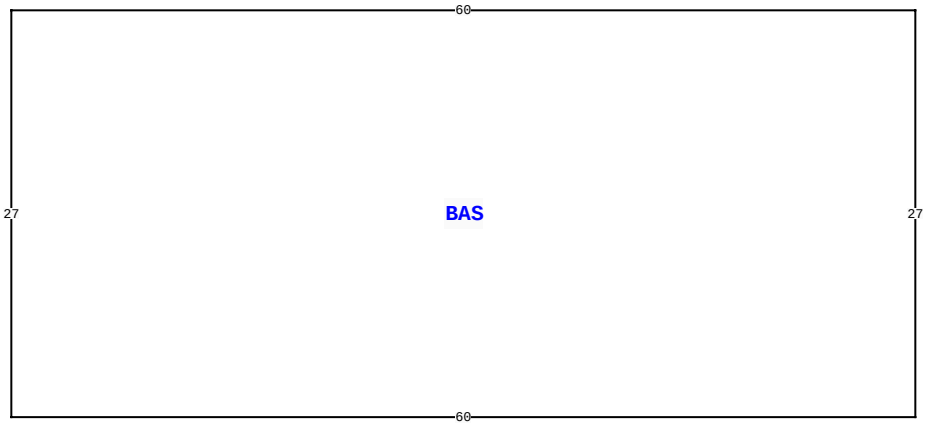
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,284
TOTALS	1,620			1,620	44,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.9000	68.34	110,711	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2016 Heated Area: 1620 HX Base Yr 2016



166 SW CHUGWATER GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,284
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		106,534
SOH/AGL Deduction		46,504
ASSESSED VALUE		60,030
TOTAL EXEMPTION VALUE	HX HB	35,030
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051002	Electrical Servic	0	10/08/2024
12779	M H	125	07/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/472	4/28/2025	WD	Q	I	01	225,000
GRANTOR: SOZANSKI JEREMIAH						
GRANTEE: NORMAN CANDICE						
1491/2559	6/02/2023	QC	U	I	11	100
GRANTOR: KRULL JANELLE J						
GRANTEE: SOZANSKI JEREMIAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	100	8	10	1.00	UT	0.00	0.00	100	1997	1997	3	100	250	
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 7,250

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/31/2025 BY TP Total Acres: 4.12 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS