

LOT 8 ICHETUCKNEE MEADOWS S/D.
449-281, 696-335, 830-2208, WD 1

HOWARD DANNY DEAN/HOWARD CINDY LOUISE
P O BOX 53
FORT WHITE, FL 32038-0053

2026

18-6S-16-03865-008

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	0200MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	18616.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	924	100
TOTALS	924	25,258

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
2	9945	Well/Sept	0	100	0	0	1.00	UT	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	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	924	113.9000	68.34	63,146	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2012 Heated Area: 924 HX Base Yr 2012													
14 66 14 66 BAS													
104 SW FREEDOM CT, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF 8,600													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2016	2016	3
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3

TOTAL OB/XF 8,600													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3		Tax Dist:					
BUILDING MARKET VALUE				25,258			
TOTAL MARKET OB/XF VALUE				8,600			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				88,858			
SOH/AGL Deduction				45,998			
ASSESSED VALUE				42,860			
TOTAL EXEMPTION VALUE		HX HB		25,000			
BASE TAXABLE VALUE				17,860			
TOTAL JUST VALUE				88,858			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				88,858			