LOT 14 ICHETUCKNEE MEADOWS S/D.
480-296, 650-103, 871-399, FJ 96

JAMES STEPHEN E
428 SW FREEDOM CT
FORT WHITE, FL 32038

2026

18-6S-16-03865-014

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	08	SHT VINYL 100
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

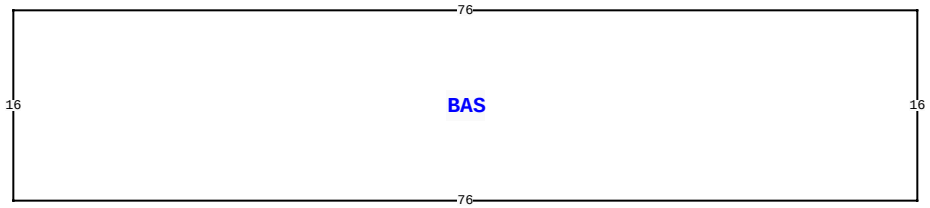
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,040
TOTALS	1,216			1,216	71,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.0000	106.22	129,164	1999	1999	0	0	0	45.00	55.00

3 MANUF 1 100% - 2021 Heated Area: 1216 HX Base Yr 2021



428 SW FREEDOM CT, 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		71,040
TOTAL MARKET OB/XF VALUE		18,119
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		144,159
SOH/AGL Deduction		65,245
ASSESSED VALUE		78,914
TOTAL EXEMPTION VALUE	HX HB SX	78,914
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		144,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,159

BLDG:2:1: SUMMERHILL
LAND:1:1: 5.02 AC
XFOB:1:1: SUMMERHILL M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14882	M H	125	12/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1944	3/06/2020	WD	Q	I	01	81,000
GRANTOR: ROY STERR JENSEN						
GRANTEE: STEPHEN E JAMES						
1407/1941	2/06/2020	WD	U	I	30	100
GRANTOR: ROY S JENSEN & CHARLE						
GRANTEE: ROY STERR JENSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0010	BARN,BLK	0	100	18	22	396.00	UT	15.00	15.00	100	1993	1993	3	100	5,940	
2	0040	BARN,POLE	0	100	12	10	120.00	UT	2.50	2.50	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	14	31	434.00	UT	3.50	3.50	100	1993	1993	3	100	1,519	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	12	10	120.00	UT	3.00	3.00	100	2008	2008	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 18,119

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 06/02/2015 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/10/2025 BY SYS