LOT 17 ICHETUCKNEE MEADOWS S/D.
639-562, WD 1502-53, WD 1503-222

JONES RANDY DWAYNE/JONES CHERIE ANNETTE
217 LESLIE LANE
PERRY, FL 32748

2026

18-6S-16-03865-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

449 SW FREEDOM CT, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	55,000
SOH/AGL Deduction	0
ASSESSED VALUE	55,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,000
TOTAL JUST VALUE	55,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

LAND:1:1: 5.02 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054205	Mobile Home		10/06/2025
000053994	Right-of-Way Acce		09/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/2223	12/01/2023	WD	Q	V	01	85,000
GRANTOR: MCARDLE BULLARD LLC						
GRANTEE: JONES RANDY DWAYNE						
1502/53	10/26/2023	WD	U	V	37	52,500
GRANTOR: POMPEY MARLENE G UNDE						
GRANTEE: MCARDLE BULLARD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		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 04/07/2025 BY MLU Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/10/2025 BY SYS