LOTS 21 & 22 ICHETUCKNEE MEADOWS
822-2324, WD 1016-1103, WD 1083-

NESSELT THOMAS M/NESSELT MICHELLE A
206 SW COWPOKE CT
FORT WHITE, FL 32038-4560

2025

18-6S-16-03865-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

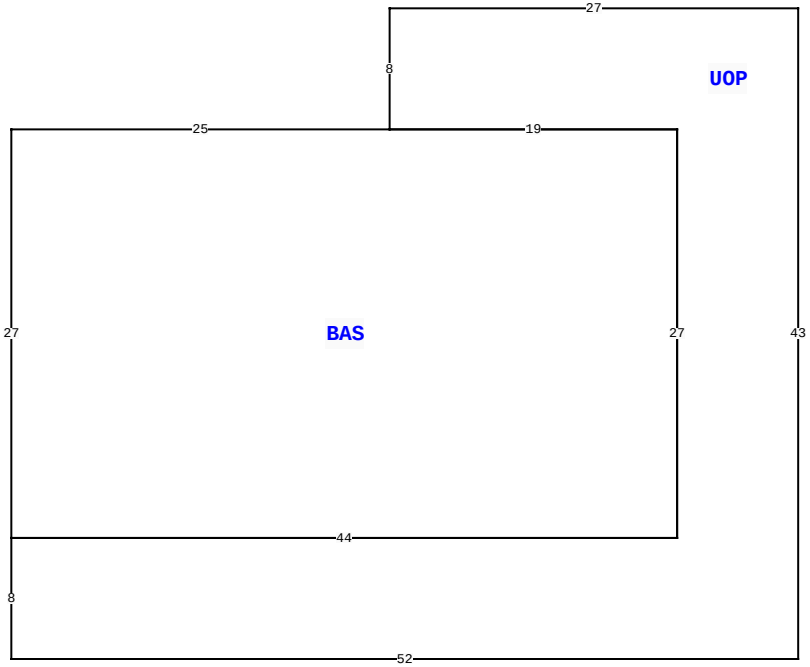
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	80,401
UOP	848	25		212	14,348
TOTALS	2,036			1,400	94,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,400	130.9000	123.05	172,270	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2022 Heated Area: 1188 HX Base Yr 2022



206 SW COWPOKE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,748
TOTAL MARKET OB/XF VALUE		12,800
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		129,754
SOH/AGL Deduction		32,569
ASSESSED VALUE		97,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,463
TOTAL JUST VALUE		207,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,488

SALE:10:1: SALE INC RE# 03865-021
LAND:1:1: 5.0 AC
SALE:1:1: SALE INCLUDES RE 03865-022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22022	M H	322	06/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/429	5/13/2021	WD	Q	I	01	179,000
GRANTOR: LINTON BRIAN						
GRANTEE: NESSELT THOMAS M						
1428/980	1/06/2021	CT	U	I	18	62,600
GRANTOR: RICHARDS LISA V						
GRANTEE: LINTON BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S27 UOP= S8 E52 N43 W27 S8 E19 S27 W44$ E44 N27 W19$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	0.40	LT		1.00	1.00	1.00	50,000.00	50,000.00	20,000							
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	8.02	AC		1.00	1.00	1.00	275.00	275.00	2,206							
3	9910	M	MKT.VAL.AG	100					1.60	LT		1.00	1.00	1.00	50,000.00	50,000.00	80,000							

REVIEW DATE 06/02/2015 BY TW Total Acres: 10.02 Total Land Value: 22,206 Market: 80,000 Agricultural: 2,206 Common: 20,000 PRINTED 05/21/2025 BY SYS