

LOT 24 ICHETUCKNEE MEADOWS S/D.
ORB 829-1393, 841-1683, 897-1369

DOUGLAS CINDY L
344 SW COWPOKE CT
FORT WHITE, FL 32038

2026

18-6S-16-03865-024



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	38,380
TOTALS	1,404			1,404	38,380

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00
3	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	1,404	113.9000	68.34	95,949	1990	1990	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2002 Heated Area: 1404 HX Base Yr 2002												
27 52 27 BAS 52												
344 SW COWPOKE CT, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF												
8,800												

TOTAL OB/XF												
8,800												

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					38,380				
TOTAL MARKET OB/XF VALUE					8,800				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					102,180				
SOH/AGL Deduction					58,814				
ASSESSED VALUE					43,366				
TOTAL EXEMPTION VALUE					HX HB		25,000		
BASE TAXABLE VALUE					18,366				
TOTAL JUST VALUE					102,180				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					102,180				
SALE:1:1: QUIT CLAIM									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
26933		M H			0		04/17/2008		
17060		M H			125		06/08/2000		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	/ I	V I	RSN CD	SALE PRICE
1157/0388		8/22/2008		WD	Q		I	03	100
GRANTOR:WESTRIDGE INC									
GRANTEE:CINDY DOUGLAS FKA C									
1140/0430		10/31/2007		QC	Q		I	01	100
GRANTOR:RODNEY D ROMINE									
GRANTEE:CINDY ROMINE									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W52 S27 E52 N27\$.									