A PART OF LOT 25 ICHETUCKNEE MEA
DESC AS FOLLOWS: BEG SW COR LOT
MEADOWS S/D, RUN N 264.16 FT, E

HICKMON JAMES/HICKMAN KYRA
2322 SW JUNCTION RD
FORT WHITE, FL 32038

2026

18-6S-16-03865-033

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

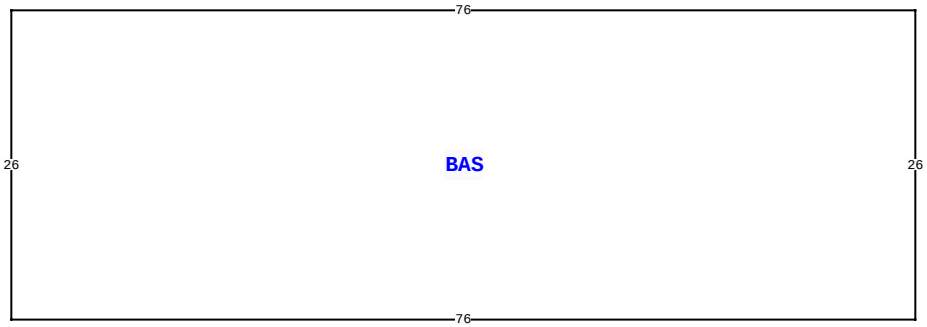
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 18616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	177,719
TOTALS	1,976			1,976	177,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,976	113.9000	107.07	211,570	2017	2017	0	0	0	16.00	84.00

3 MANUF 1 100% - 2021 Heated Area: 1976 HX Base Yr 2021



2322 SW JUNCTION RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,719
TOTAL MARKET OB/XF VALUE		16,824
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		219,543
SOH/AGL Deduction		66,760
ASSESSED VALUE		152,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,061
TOTAL JUST VALUE		219,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,774

BLDG:1:1: FIES MH
SALE:1:1: 1.01 AC WITH MH
XFOB:1:1: FIES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36864	GARAGE	0	06/15/2018
36747	M H	375	05/16/2018
14293	M H	125	07/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0486	2/11/2015	QC	U	I	11	1,900

GRANTOR: TRACI & ERIC HILLHOUS
GRANTEE: JAMES & KYRA HICKMA

1149/2650	5/08/2008	WD	Q	I	01	100

GRANTOR: SAMUEL MARTIN HILLHOU
GRANTEE: TRACI & ERIC HILLHO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E76 N26$.

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	1995	1995	3	100	500	
2	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	2.00	50	1998	1998	3	50	288	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
6	0031	BARN,MT AE	0	100	24	40	960.00	UT	12.00	12.00	75	2018	2018	3	75	8,640	
7	0166	CONC,PAVMT	0	100	2	24	48.00	UT	2.00	2.00	100	2018	2018	3	100	96	

LAND DESCRIPTION

TOTAL OB/XF 16,824

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	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 12/19/2018 BY DF Total Acres: 2.97 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS