LOT 15 DAVIS S/D. ORB 479-221,
673-201, 854-1005, 885-1915,
988-786, WD 1058-888, DC AFF

FULCHER DONALD L/FULCHER PAULA C
443 NW LONNIE LN
WHITE SPRINGS, FL 32096

2025

20-2S-16-01657-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

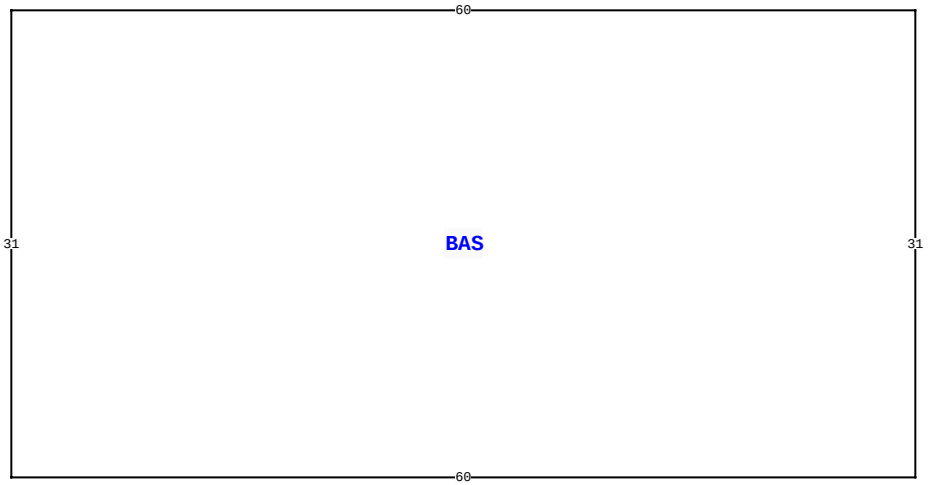
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	179,731
TOTALS	1,860			1,860	179,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,860	113.5000	112.36	208,990	2017	2017	0	0	0	14.00	86.00

2 MANUF 2 100% - 2022 Heated Area: 1860 HX Base Yr 2022



443 NW LONNIE LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,731
TOTAL MARKET OB/XF VALUE		18,192
TOTAL LAND VALUE - MARKET		26,152
TOTAL MARKET VALUE		224,075
SOH/AGL Deduction		54,825
ASSESSED VALUE		169,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,528
TOTAL JUST VALUE		224,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,333

SALE:1:1: OWNERS OF CORP'S ARE ONE IN THE SAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041605	Mobile Home		03/26/2021
18271	PUMP/UTPOL	30	05/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1058/0888	9/12/2005	WD	Q	I		125,000
GRANTOR: TIMA AMMONS						
GRANTEE: DONALD L & PAULA C						
0988/0786	6/24/2003	WD	Q	V		31,600
GRANTOR: SUBRANDY						
GRANTEE: K D & TINA AMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,23] E60 S31 W60 N31 $
.

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	0296	SHED METAL	0	100	14	8	112.00	UT	7.50	7.50	100	2003	2003	3	100	840	
2	0030	BARN,MT	0	100	26	28	728.00	UT	9.00	9.00	100	2013	2013	3	100	6,552	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	12	18	1.00	UT	1,800.00	1,800.00	100	2021	2021		100	1,800	
5	0081	DECKING WI	0	100	10	20	1.00	UT	2,000.00	2,000.00	100	2021	2021		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 18,192

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	4.67	AC		1.00	1.00	0.80	7,000.00	5,600.00	26,152							

REVIEW DATE 11/17/2022 BY JD Total Acres: 4.67 Total Land Value: 26,152 Market: 0 Agricultural: 0 Common: 26,152 PRINTED 08/22/2025 BY SYS