LOT 4 BLK C BRANDON HGTS S/D.
746-1473, 778-52, 823-1505, 956-

SNIPES GEORGE W/SNIPES SHERRY T
1055 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

26-4S-17-08749-154

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

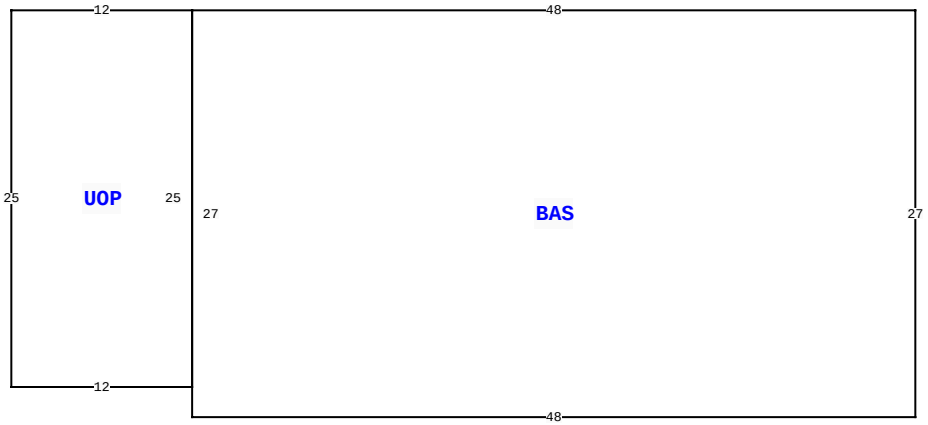
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
UOP	300	25		75	2,122
TOTALS	1,596			1,371	38,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,371	117.9000	70.74	96,985	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



1730 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,794
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	54,494
SOH/AGL Deduction	3,017
ASSESSED VALUE	51,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,477
TOTAL JUST VALUE	54,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1404	4/24/2024	LE	U	I	14	100
GRANTOR: SNIPES SHARON T (AKA						
GRANTEE: SNIPES STACIE CARON						
0956/2721	6/12/2002	WD	Q	I		37,900
GRANTOR: LECLERC						
GRANTEE: GEORGE & SHERRY SNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W12 S25 E12 N25$ S27 E48 N27$.

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	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 06/20/2017 BY BC Total Acres: 0.50 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 10/06/2025 BY SYS