COMM SE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN W 763.39 FT TO E'LY
RD, N 21 DEG E ALONG R/W 339.96

ANDREWS ELIZABETH REDDICK/WINGATE KATHLEEN ANDREWS
4759 SW ICHETUCKNEE AVE
FORT WHITE, FL 32038

2026

36-5S-15-00486-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

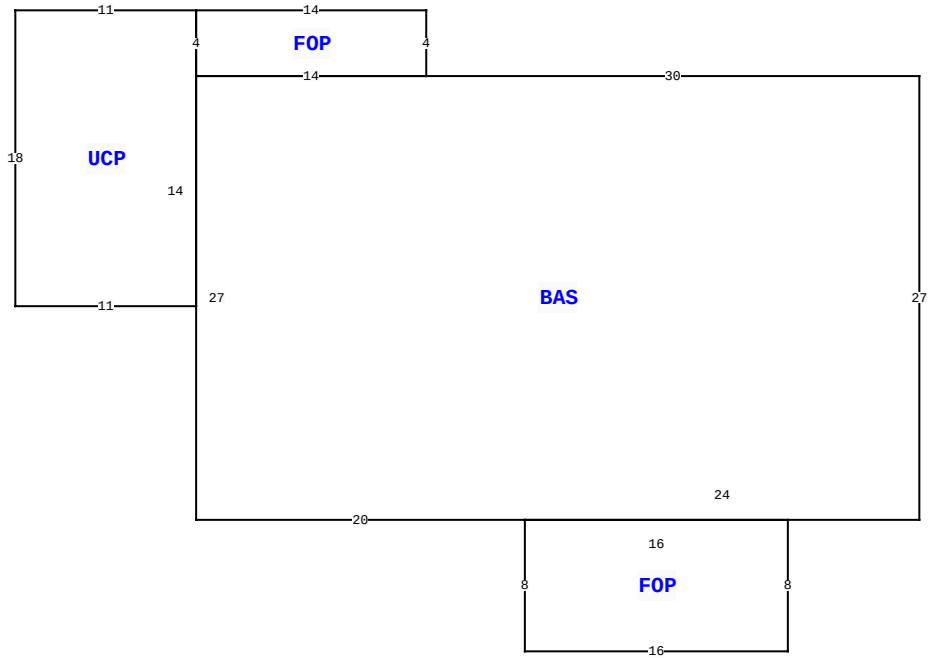
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	31,050
FOP	56	35		20	523
FOP	128	35		45	1,176
UCP	198	20		40	1,046
TOTALS	1,570			1,293	33,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,293	108.9000	65.34	84,485	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1188 HX Base Yr



4757 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,895
TOTAL MARKET OB/XF VALUE		12,350
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		138,245
SOH/AGL Deduction		57,854
ASSESSED VALUE		80,391
TOTAL EXEMPTION VALUE	DH DHB SX HX HB	79,591
BASE TAXABLE VALUE		800
TOTAL JUST VALUE		138,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N4 W14 S4 E14$W14 UCP= N4 W11 S18 E11 N14$ S27 E20 FOP= S8 E16 N8 W16$ E24 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	0040	BARN,POLE	0	100	30	38	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	0	10	40	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,350

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	4.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,000							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/01/2016 BY DF Total Acres: 5.10 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/18/2025 BY SYS

COMM SE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN W 763.39 FT TO E'LY
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2026

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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

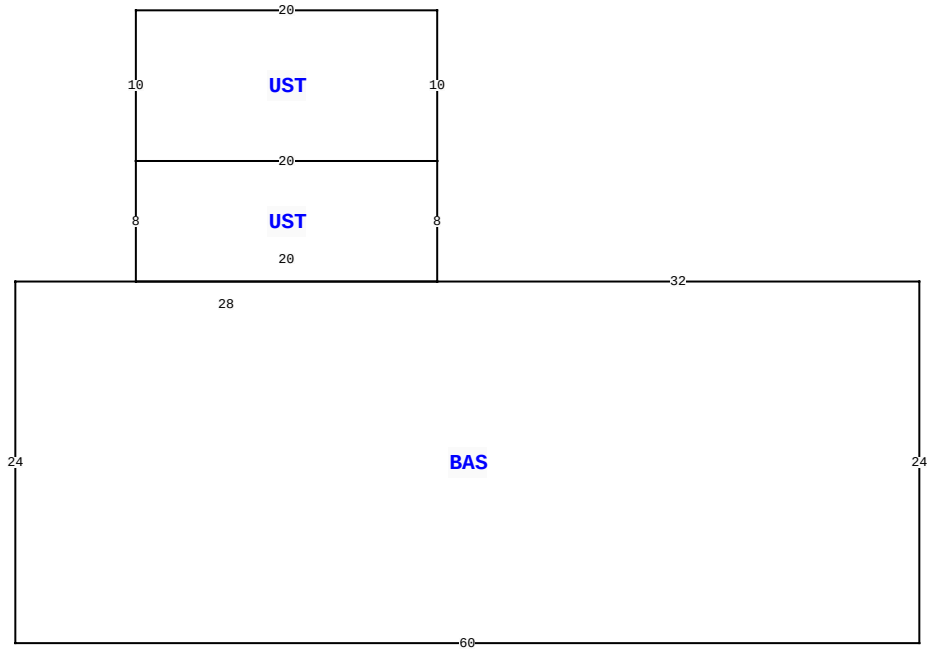
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	36,945
UST	160	45		72	1,847
UST	200	45		90	2,309
TOTALS	1,800			1,602	41,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,602	106.9000	64.14	102,752	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1440 HX Base Yr



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XF DATE		LAND DATE	05/09/2024 MLU
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4757 SW ICHETUCKNEE AVE, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= N8 UST= N10 W20 S10 E20$ W20 S8 E20$ W28 S24 E60 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/01/2016 BY DF Total Acres: 5.10 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/18/2025 BY SYS