LOTS 5 & 6 BLOCK 2 UNIT 23 THREE
712-004, 898-1200, 937-1955, TD

SNIPES STACIE CARON
1055 SW LONCALA LP
FORT WHITE, FL 32038

2026

00-00-00-01437-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1068 SW KENTUCKY ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	51,200
SOH/AGL Deduction	6,760
ASSESSED VALUE	44,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,440
TOTAL JUST VALUE	51,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,400

BLDG:1:1: PARK MH

XFOB:1:1: 1990 PARK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049125	Electrical Servic	0	01/30/2024
18130	M H	125	04/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2541	12/06/2023	QC	U	I	11	100
GRANTOR: WATKINS JAMIE						
GRANTEE: SNIPES STACIE CARON						
1503/2153	12/04/2023	QC	U	I	11	100
GRANTOR: MILLER GARY						
GRANTEE: WATKINS JAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0000	C	VAC RES	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 01/31/2025 BY TW — Total Acres: 1.84 — Total Land Value: 43,200 — Market: 0 — Agricultural: 0 — Common: 43,200 — PRINTED 06/23/2026 BY SYS