COMM NW COR NE1/4 OF NE1/4, E 40
ICHETUCKNEE AVE, S 317.34 FT TO
S 351.53 FT, E 620.63 FT, N 351.

D'ALBERT RICHARD/D'ALBERT KRISTI
5273 SW ICHETUCKNEE AVE
FORT WHITE, FL 32038-7157

**2027**

**01-6S-15-00486-014**

## BUILDING CHARACTERISTICS

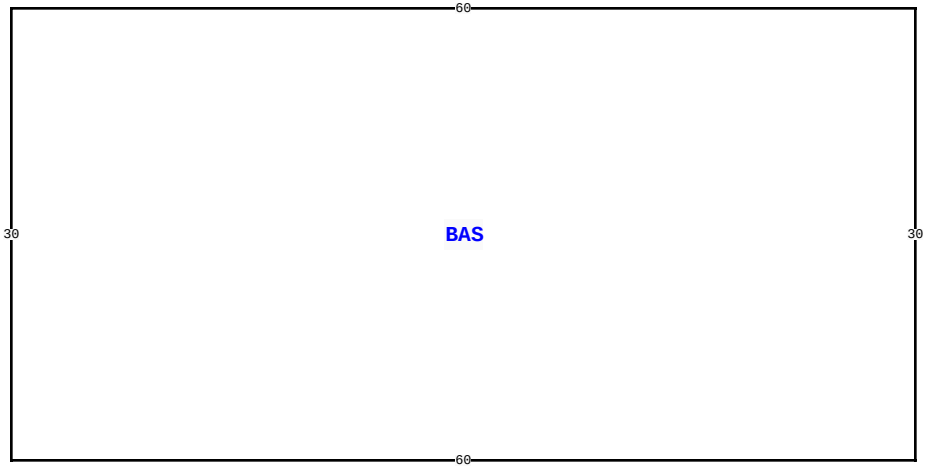
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 02 |
| NEIGHBORHOOD/LOC | 36515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 191,405 |
| TOTALS | 1,800 | | | 1,800 | 191,405 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 1,800 | 115.5000 | 114.34 | 205,812 | 2021 | 2021 | 0 | 0 | 0 | 7.00 | 93.00 |

1 MANUF 3 100% - 2022 Heated Area: 1800 HX Base Yr 2022




5273 SW ICHETUCKNEE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0030 | BARN,MT | 0 | 100 | 28 | 30 | 840.00 | UT | 16.00 | 16.00 | 100 | 2022 | 2021 | | 100 | 13,440 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2022 | 2021 | | 100 | 800 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 191,405 |
| TOTAL MARKET OB/XF VALUE | | 22,240 |
| TOTAL LAND VALUE - MARKET | | 71,500 |
| TOTAL MARKET VALUE | | 285,145 |
| SOH/AGL Deduction | | 113,615 |
| ASSESSED VALUE | | 171,530 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 120,119 |
| TOTAL JUST VALUE | | 285,145 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 287,087 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042189 | Storage Building | 16,000 | 06/21/2021 |
| 000041753 | Mobile Home | | 04/16/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1552/1561 | 10/21/2025 | LE | U | I | 14 | 100 |
| GRANTOR: D'ALBERT RICHARD (ENH | | | | | | |
| GRANTEE: D'ALBERT RICHARD NI | | | | | | |
| 1410/1198 | 4/24/2020 | WD | Q | V | 01 | 31,300 |
| GRANTOR: SHARON L RICHARD | | | | | | |
| GRANTEE: RICHARD & KRISTI D' | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=-62,-19] E60 S30 W60 N30 $
.

## LAND DESCRIPTION

TOTAL OB/XF 22,240

| 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 | | | 5.50 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 71,500 | | | | | | | |

REVIEW DATE 04/29/2026 BY JB Total Acres: 5.50 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS