BEG SW COR OF SW 1/4 OF NE 1/4,
TO E R/W OF SW YALE TERR TO POB,
498.99 FT, W 569.95 FT, S 52.41

HUYNH LARRY LONG/NGUYEN TERRY MAI
1502 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

01-6S-15-00490-008

BUILDING CHARACTERISTICS

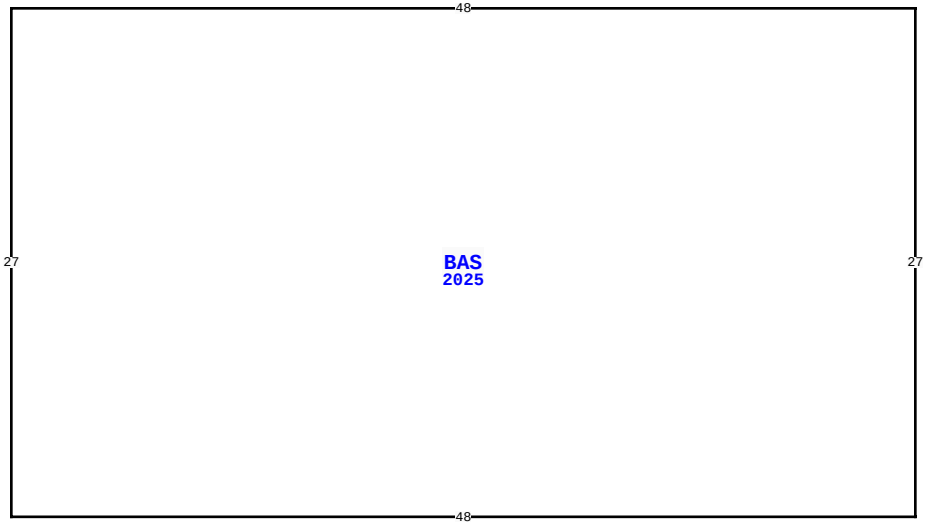
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2025	1,296	136,976
TOTALS	1,296			1,296	136,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.5000	108.96	141,212	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2025 Heated Area: 1296 HX Base Yr



5614 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
4	0294	SHED WOOD/	0	0	0	0	3.00	UT	8,500.00	8,500.00	100	2025	2024		100	37,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	136,976
TOTAL MARKET OB/XF VALUE	46,500
TOTAL LAND VALUE - MARKET	121,000
TOTAL MARKET VALUE	304,476
SOH/AGL Deduction	0
ASSESSED VALUE	304,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,476
TOTAL JUST VALUE	304,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047509	Mobile Home		06/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1292	4/14/2023	WD	U	V	11	100
GRANTOR: THE RESIDUARY FAMILY						
GRANTEE: HUYNH LARRY LONG						
1477/974	10/12/2022	WD	U	V	37	71,300
GRANTOR: THE RESIDUARY FAMILY						
GRANTEE: HUYNH LARRY LONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,14] E48 S27 W48 N27 $
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LAND DESCRIPTION

TOTAL OB/XF 46,500

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	0					11.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	121,000							

REVIEW DATE 04/29/2026 BY JB Total Acres: 11.00 Total Land Value: 121,000 Market: 0 Agricultural: 0 Common: 121,000 PRINTED 11/17/2026 BY SYS