LOTS 1,2, & 3 ICHETUCKNEE
FOREST TRACT B PHASE 1. ALSO
LOT 32 BLOCK A ICHTEUCKNEE

MENG TIMOTHY J
PO BOX 900
FORT WHITE, FL 32038

2027

01-6S-15-00496-001

BUILDING CHARACTERISTICS

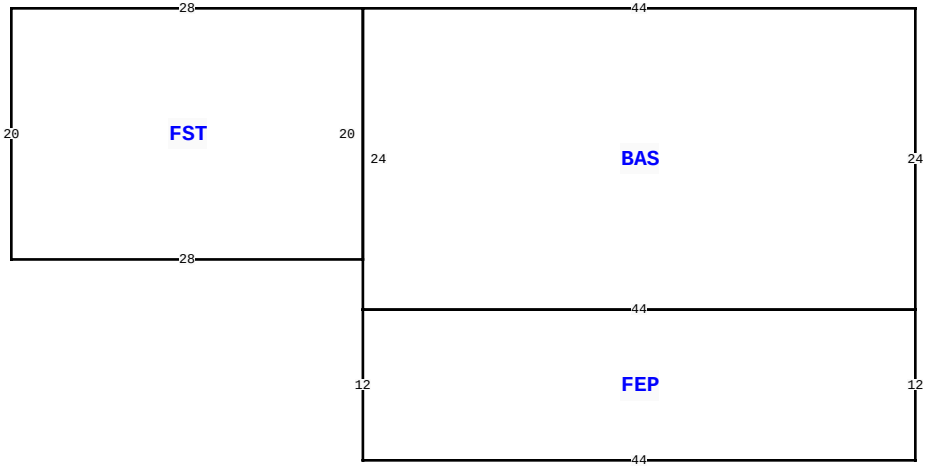
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	24,841
FEP	528	85		449	10,562
FST	560	55		308	7,245
TOTALS	2,144			1,813	42,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,813	98.0100	58.81	106,623	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2001 Heated Area: 1056 HX Base Yr 2001



581 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0294	SHED WOOD/	0	100	0	0	2.00	UT	0.00	0.00	100	1998	1998	3	100	350	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1984	1984	3	100	1,200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
5	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0021	BARN,FR AE	0	100	100	90	1.00	UT	0.00	0.00	100	2005	2005	3	100	50,000	
7	0255	MBL HOME S	0	100	14	67	938.00	UT	5.00	5.00	100	2016	2016	3	100	4,690	
8	0021	BARN,FR AE	0	100	40	50	1.00	UT	10.00	10.00	100	2016	2016	3	100	18,000	
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,604
TOTAL MARKET OB/XF VALUE		97,540
TOTAL LAND VALUE - MARKET		206,390
TOTAL MARKET VALUE		314,760
SOH/AGL Deduction		120,245
ASSESSED VALUE		194,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,104
TOTAL JUST VALUE		453,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,483

SALE:5:1: LOT 3 ICHETUCKNEE FOR. TRT B PHASE 1. HI

PRMT:1:1: MENG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046747	Electrical Servic	0	03/15/2023
40495	ELECTRICAL	0	09/04/2020
20189	M H	125	11/26/2002
15752	M H	125	07/08/1999
13687	M H	125	02/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/1123	3/22/2018	LE	U	I	14	100
GRANTOR: TIMOTHY J MENG (LIFE						
GRANTEE: TIMOTHY JOSEPH MENG						
1224/1974	11/03/2011	WD	Q	I	01	65,000
GRANTOR: SHEILA R FOSTER						
GRANTEE: TIMOTHY J MENG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W28 S20 E28 N20$ S24 FEP= S12 E44 N12 W44$ E44 N24$.

LAND DESCRIPTION

TOTAL OB/XF 93,740

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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
3	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
4	6200	A	PASTURE 3	0		RSF/MH	0.00	0.00	15.92	AC		1.00	1.00	1.00	280.00	280.00	4,458							
5	5500	A	TIMBER 2	0		RSF/MH	0.00	0.00	4.85	AC		1.00	1.00	1.00	445.00	445.00	2,158							
6	9910	M	MKT.VAL.AG	0		RSF/MH	0.00	0.00	20.77	AC		1.00	1.00	1.00	7,000.00	7,000.00	145,390							

REVIEW DATE 04/24/2026 BY JB Total Acres: 28.78 Total Land Value: 67,616 Market: 145,390 Agricultural: 6,616 Common: 61,000 PRINTED 11/17/2026 BY SYS

LOTS 1,2, & 3 ICHETUCKNEE
FOREST TRACT B PHASE 1. ALSO
LOT 32 BLOCK A ICHTEUCKNEE

MENG TIMOTHY J
PO BOX 900
FORT WHITE, FL 32038

2027

01-6S-15-00496-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

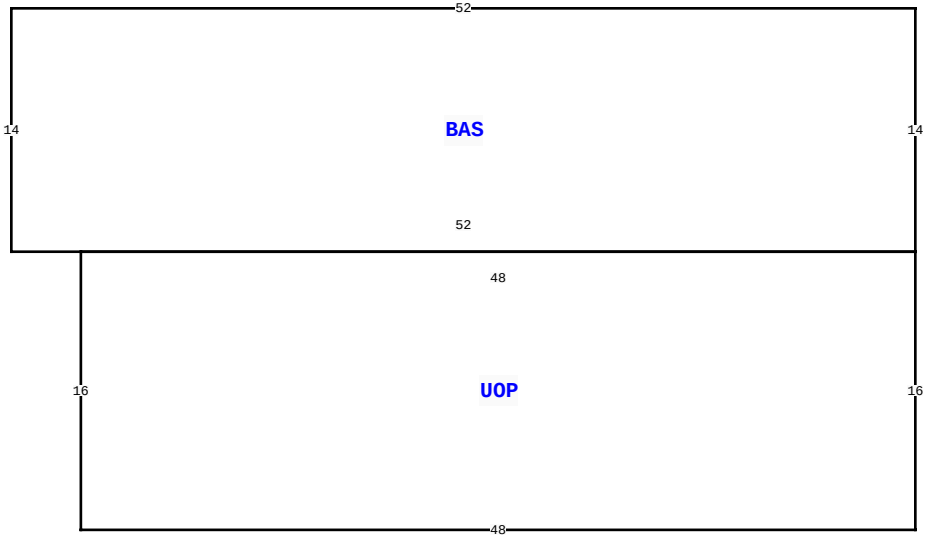
NEIGHBORHOOD/LOC 1615.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	14,927
UOP	768	25		192	3,937
TOTALS	1,496			920	18,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	85.4250	51.26	47,159	1995	1995	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2001 Heated Area: 728 HX Base Yr 2001



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
INC DATE | AG DATE

581 SW OLD SPANISH RD, FORT WHITE

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
11	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
12	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,604
TOTAL MARKET OB/XF VALUE		97,540
TOTAL LAND VALUE - MARKET		206,390
TOTAL MARKET VALUE		314,760
SOH/AGL Deduction		120,245
ASSESSED VALUE		194,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,104
TOTAL JUST VALUE		453,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/1123	3/22/2018	LE	U	I	14	100
GRANTOR: TIMOTHY J MENG (LIFE						
GRANTEE: TIMOTHY JOSEPH MENG						
1224/1974	11/03/2011	WD	Q	I	01	65,000
GRANTOR: SHEILA R FOSTER						
GRANTEE: TIMOTHY J MENG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 UOP= W48 S16 E48 N16$ N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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
7	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 04/24/2026 BY JB Total Acres: 28.78 Total Land Value: 67,616 Market: 145,390 Agricultural: 6,616 Common: 61,000 PRINTED 11/17/2026 BY SYS

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FOREST TRACT B PHASE 1. ALSO
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MENG TIMOTHY J
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BUILDING CHARACTERISTICS

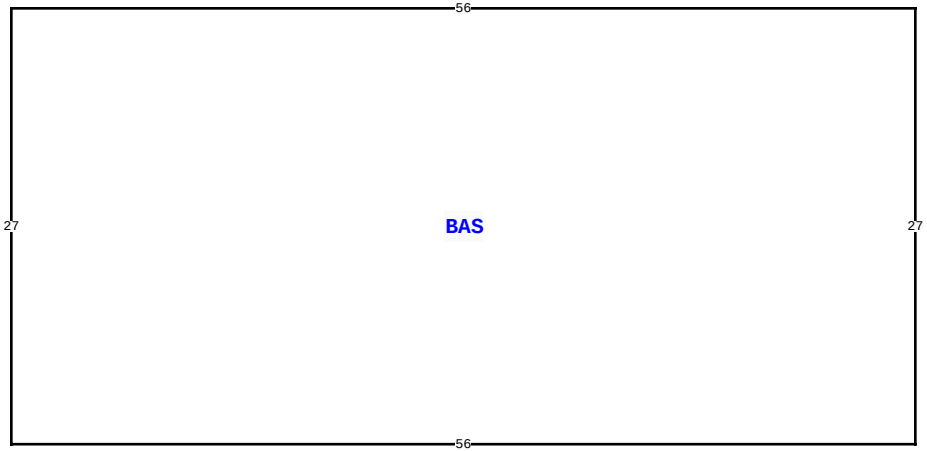
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,091
TOTALS	1,512			1,512	88,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	105.93	160,166	2000	1999	0	0	0	45.00	55.00

4 MANUF 1 100% - 2001 Heated Area: 1512 HX Base Yr 2001



581 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

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TOTAL JUST VALUE		453,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: TIMOTHY J MENG (LIFE						
GRANTEE: TIMOTHY JOSEPH MENG						
1224/1974	11/03/2011	WD	Q	I	01	65,000
GRANTOR: SHEILA R FOSTER						
GRANTEE: TIMOTHY J MENG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/24/2026 BY JB Total Acres: 28.78 Total Land Value: 67,616 Market: 145,390 Agricultural: 6,616 Common: 61,000 PRINTED 11/17/2026 BY SYS