LOT 10 ICHETUCKNEE FOREST TRACT
REPLAT.

LORENTZEN THOMAS
1733 SW OLD SPANISH RD
FORT WHITE, FL 32038

2027

02-6S-15-00502-060

BUILDING CHARACTERISTICS

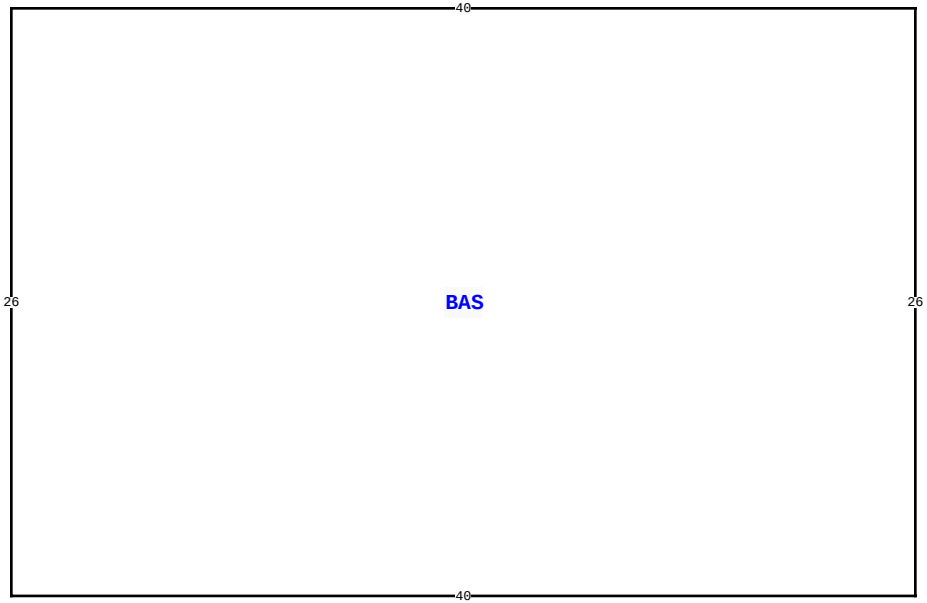
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	82,992
TOTALS	1,040			1,040	82,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	112.9000	105.00	109,200	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2015 Heated Area: 1040 HX Base Yr 2015



1733 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	12	32	384.00	UT	9.00	9.00	100	2014	2014	3	100	3,456	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	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		82,992
TOTAL MARKET OB/XF VALUE		11,256
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		145,248
SOH/AGL Deduction		82,173
ASSESSED VALUE		63,075
TOTAL EXEMPTION VALUE	HX HB SX	63,075
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2172	10/06/2026	WD	Q	I	01	215,000
GRANTOR: ALDRICH GWEN G						
GRANTEE: LORENTZEN THOMAS						
1577/220	9/05/2026	LE	U	I	14	100
GRANTOR: ALDRICH GWEN (ENH LIF						
GRANTEE: LEIGHNER SAMANTHA (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 11,256

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	LT		1.00	1.00	0.85	60,000.00	51,000.00	51,000							

REVIEW DATE 05/06/2026 BY JB Total Acres: 7.96 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS