LOT 1 BLOCK A ICHETUCKNEE FOREST
675-78, 920-973, DC 1031-259, WD

LITTLE KIM J HENEGAN
1269 SW OLD SPANISH RD
FORT WHITE, FL 32038

2027

02-6S-15-00502-101

BUILDING CHARACTERISTICS

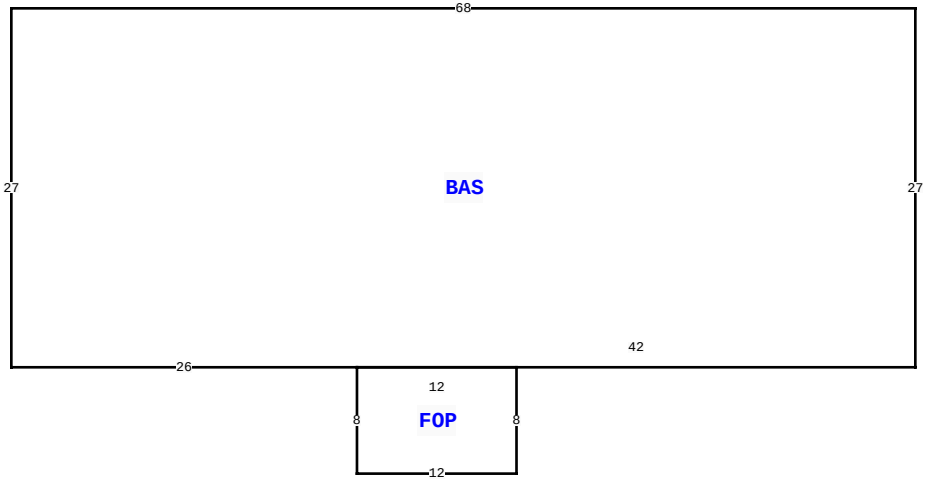
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2615.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	51,070
FOP	96	35		34	946
TOTALS	1,932			1,870	52,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,870	115.9000	69.54	130,040	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1836 HX Base Yr



2147 SW LONCALA LOOP, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1988	1988	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,016
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	120,816
SOH/AGL Deduction	15,137
ASSESSED VALUE	105,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,679
TOTAL JUST VALUE	120,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,816

SALE:1:1: LOT 1 ICHETUCKNEE FOREST BLOCK A PHASE 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18200	M H	125	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1495	7/08/2021	WD	U	I	14	100
GRANTOR: LITTLE KIM J HENEGAN						
GRANTEE: LITTLE BRYAN WILLIA						
1384/0705	5/08/2019	WD	U	I	30	100
GRANTOR: CAROLYN HENEGAN TRUST						
GRANTEE: JAY B & KIM J HENEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E26 FOP= S8 E12 N8 W12$ E42 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/05/2026 BY JB Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS