LOT 10 BLOCK A ICHETUCKNEE FORES
674-458, 668-683, 714-730, 762-1

WIDLAN DAVID/WIDLAN YVONNE
1686 SW LONCALA LOOP
FORT WHITE, FL 32038

2027

02-6S-15-00502-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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

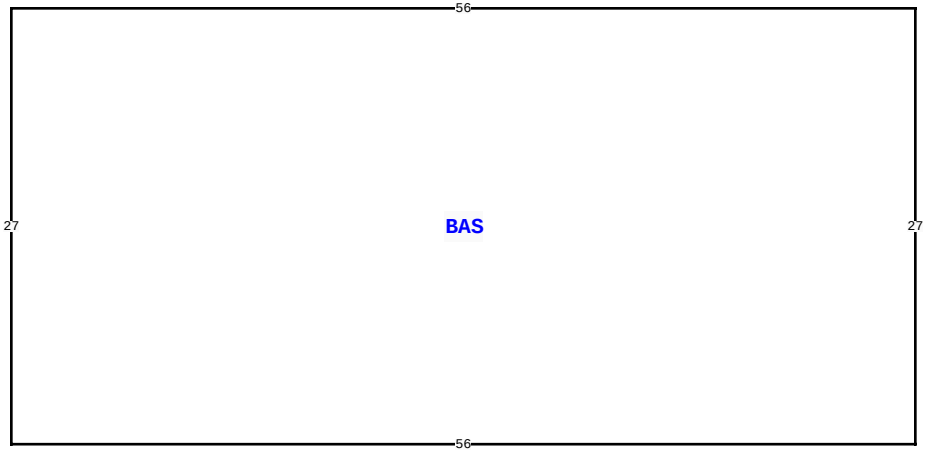
NEIGHBORHOOD/LOC 2615.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	91,185
TOTALS	1,512			1,512	91,185

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	117.9000	109.65	165,791	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1512 HX Base Yr 2006



1686 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,185
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		161,785
SOH/AGL Deduction		83,246
ASSESSED VALUE		78,539
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,128
TOTAL JUST VALUE		161,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,766

SALE:3:1: LOT 10 ICHETUCKNEE FOREST BLOCK A PHASE

SALE:2:1: REPO

SALE:1:1: LOT 10 ICHETUCKNEE FOREST TO LOW FOR A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049120	Roof Replacement	10,000	01/30/2024
15472	M H	125	05/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/1161	5/02/2005	WD	Q	I		85,000
GRANTOR: MICHAEL MCNELLY						
GRANTEE: DAVID & YVONNE WIDL						
1018/1856	6/10/2004	WD	Q	I	01	44,900
GRANTOR: BOMBARDIER CAPITAL						
GRANTEE: MICHAEL MCNELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	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