

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,512	100	
TOTALS	1,512		92,166

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2006	Heated Area: 1512			HX Base Yr 2006			
BLD DATE		LGL DATE		05/07/2026	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	92,166		
TOTAL MARKET OB/XF VALUE	10,600		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	162,766		
SOH/AGL Deduction	86,515		
ASSESSED VALUE	76,251		
TOTAL EXEMPTION VALUE	HX HB	51,251	
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	162,766		
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							

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

BUILDING NOTES			
1686 SW LONCALA LOOP, FORT WHITE			

BUILDING DIMENSIONS			
BAS= W56 S27 E56 N27\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							