LOT 14 BLOCK A ICHETUCKNEE FORES
690-97, QC 970-2343, DC 1219-390

DAILEY RICHARD C
1946 SW LONCALA LOOP
FORT WHITE, FL 32038

**2026**

**02-6S-15-00502-111**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Quality | 06 | 06 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

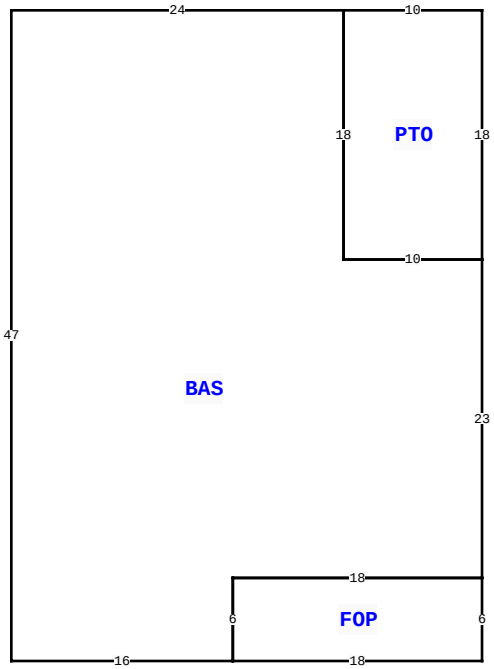
NEIGHBORHOOD/LOC 2615.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,310 | 100 | | 1,310 | 167,559 |
| FOP | 108 | 30 | | 32 | 4,093 |
| PTO | 180 | 5 | | 9 | 1,152 |
| TOTALS | 1,598 | | | 1,351 | 172,803 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,351 | 130.5150 | 146.18 | 197,489 | 2015 | 2015 | 0 | 0 | 0 | 12.50 | 87.50 |

2 SINGLE FAM 100% - 2024 Heated Area: 1310 HX Base Yr 2024




1946 SW LONCALA LOOP, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 172,803 |
| TOTAL MARKET OB/XF VALUE | | 36,493 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 269,296 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 269,296 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 217,885 |
| TOTAL JUST VALUE | | 269,296 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 272,861 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31985 | SFR | 449 | 05/23/2014 |
| 26726 | MAINT/ALTR | 25 | 02/07/2008 |
| 25072 | POOL | 155 | 10/03/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1457/1960 | 1/25/2022 | WD | Q | I | 01 | 299,000 |
| GRANTOR: LUX KATHLEEN M | | | | | | |
| GRANTEE: DAILEY RICHARD C | | | | | | |
| 1390/2092 | 7/30/2019 | WD | U | I | 30 | 100 |
| GRANTOR: CURT LUX | | | | | | |
| GRANTEE: KATHLEEN M LUX | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S47 E16 FOP= E18 N6 W18 S6$ N6 E18 N23 PTO= N18 W10 S18 E10$ W10 N18$.

## 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 | 0280 | POOL R/CON | 0 | 100 | 14 | 28 | 392.00 | UT | 70.00 | 70.00 | 100 | 2007 | 2007 | 3 | 54 | 14,818 | |
| 2 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 800 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 2,800 | |
| 4 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 1,350.00 | UT | 7.50 | 7.50 | 60 | 2016 | 2016 | 3 | 60 | 6,075 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2021 | 2020 | | 100 | 10,000 | |
| 6 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2015 | 201 | | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 36,493

| 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 | 0100 | C | SFR | 100 | | RSF/MH | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 30,000 | | | | | | | |
| 2 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 30,000 | | | | | | | |

REVIEW DATE 02/16/2022 BY RP Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 03/24/2026 BY SYS