LOT 18 BLOCK A ICHETUCKNEE FORES
PHASE 2.

SPENCE GARRY D/SPENCE PATRICIA A
190 SW LONCALA LOOP
FORT WHITE, FL 32038

2027

02-6S-15-00502-118

BUILDING CHARACTERISTICS

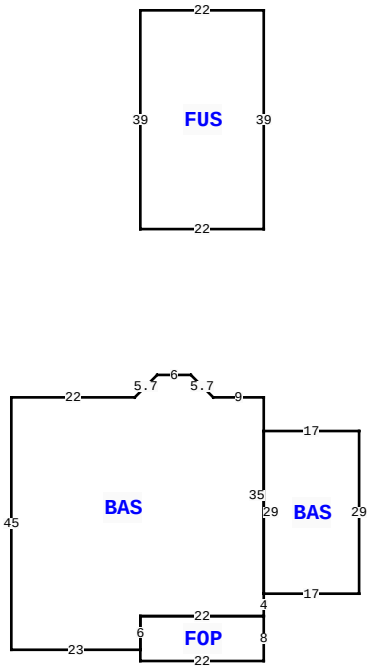
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	493	100		493	34,286
BAS	1,933	100		1,933	134,431
FOP	176	30		53	3,686
FUS	858	100		858	59,670
TOTALS	3,460			3,337	232,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,337	93.6652	103.03	343,811	1999	1999	0	0	0	32.50	67.50

2 SINGLE FAM 100% - 2001 Heated Area: 3284 HX Base Yr 2001



190 SW LONCALA LOOP, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,072
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		342,772
SOH/AGL Deduction		119,975
ASSESSED VALUE		222,797
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		121,386
TOTAL JUST VALUE		342,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042576	Roof Replacement	17,000	08/18/2021
32516	ADDN SFR	205	12/04/2014
12655	M H	125	06/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 U4L4 W6 D4L4 W22 S45 E23 N6 E22 N4 N35 $
FUS=[ORIG=0,-30] N39 W22 S39 E22 $
BAS=[ORIG=0,35] E17 N29 W17 S29 $
FOP=[ORIG=-22,45] S2 E22 N8 W22 S6 $
.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	500.00	500.00	50	1999	1999	3	50	250	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	50	2005	2005	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	100.00	100.00	50	2005	2005	3	50	50	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	1.00	LT		1.00	1.00	1.70	60,000.00	102,000.00	102,000							

REVIEW DATE 05/05/2026 BY JB Total Acres: 10.01 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 11/17/2026 BY SYS