LOT 22 BLOCK A ICHETUCKNEE FORES
664-37, 882-1126, QC 1154-884,

MUCHNICKI EDWARD A JR TRUSTEE
466 SW LONCALA LP
FORT WHITE, FL 32038

2027

02-6S-15-00502-122

BUILDING CHARACTERISTICS

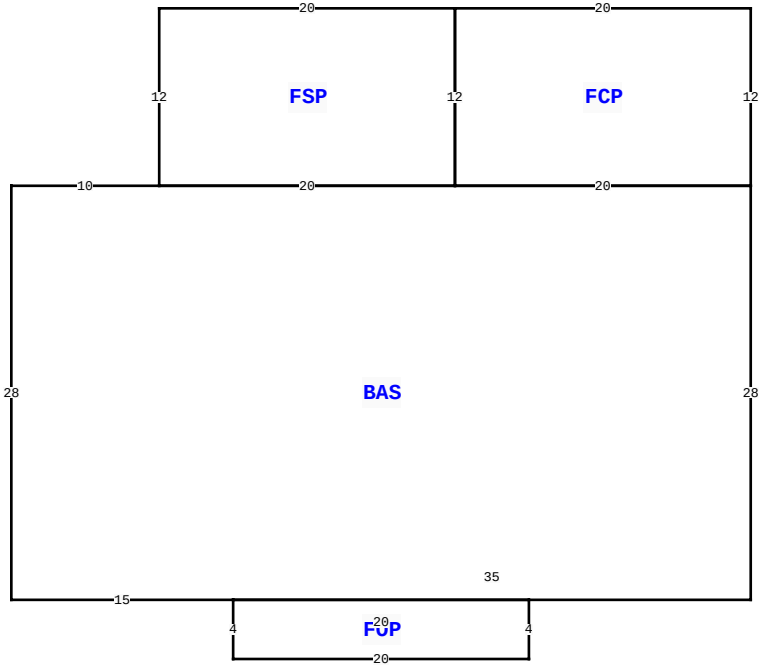
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,400	100		1,400	145,387
FCP	240	25		60	6,231
FOP	80	30		24	2,492
FSP	240	40		96	9,970
TOTALS	1,960			1,580	164,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	118.0080	129.81	205,100	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1400 HX Base Yr 2006



466 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	0070	CARPORT UF	0	100	20	18	360.00	UT	2.50	2.50	50	2003	2003	3	50	450	
2	0296	SHED METAL	0	100	30	12	360.00	UT	7.00	7.00	100	2003	2003	3	100	2,520	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,080
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		227,350
SOH/AGL Deduction		82,281
ASSESSED VALUE		145,069
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,658
TOTAL JUST VALUE		227,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044360	Electrical Servic	0	05/05/2022
22629	SFR	419	12/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/0884	6/24/2008	QC	Q	I	01	100
GRANTOR: EDWARD A MUCHNICKI JR						
GRANTEE: EDWARD A MUCHNICKI						
0882/1126	6/09/1999	WD	Q	V		16,000
GRANTOR: RYAN						
GRANTEE: MUCHNICKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S28 E15 FOP= S4 E20 N4 W20$ E35 N28 FCP= N12 W20 S12 E20$ W20$ FSP= N12 W20 S12 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 3,270

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	1.00	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