LOT 1 BLOCK B ICHETUCKNEE FOREST
668-690, 795-324, 821-464,

HOUGH TIMOTHY EUGENE
1637 SW LONCALA LP
FORT WHITE, FL 32038

2027

02-6S-15-00502-201

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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

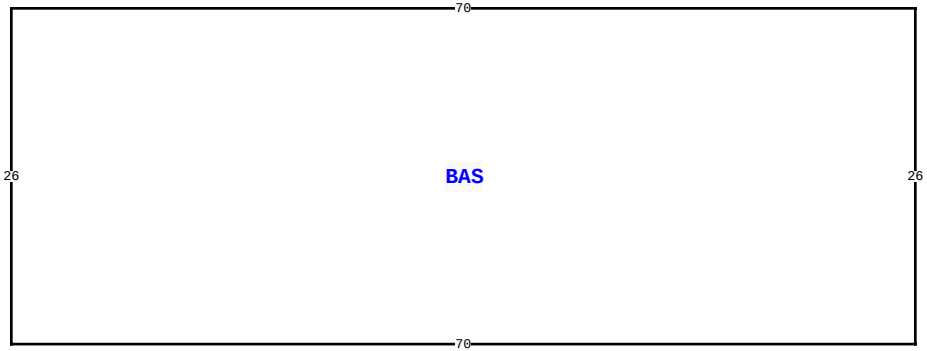
NEIGHBORHOOD/LOC 2615.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	50,188
TOTALS	1,820			1,820	50,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	114.9000	68.94	125,471	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1820 HX Base Yr 1997



1637 SW LONCALA LOOP, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/07/2026 MLU | 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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0296	SHED METAL	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
7	0040	BARN,POLE	0	100	20	28	1.00	UT	0.00	0.00	100	2013	2013	3	100	840	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,188
TOTAL MARKET OB/XF VALUE		10,740
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		120,928
SOH/AGL Deduction		50,745
ASSESSED VALUE		70,183
TOTAL EXEMPTION VALUE	HX HB	45,183
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,928

SALE:3:1: 2 PARCELS / 1 DEED

SALE:2:1: PURSUANT TO BANKRUPTCY

BLDG:1:1: JAGU MH

SALE:1:1: LOT 1 PH 2 ICHETUCKNEE FOREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0464	4/15/1996	WD	Q	V		12,000
GRANTOR: SOUTHLAND TIMBER CO						
GRANTEE: TIMOTHY HOUGH						
0795/0324	5/23/1994	TD	U	V	11	8,900
GRANTOR: CHARLWS W GRANT-JOHN						
GRANTEE: SOUTHLAND TIMBER CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S26 E70 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,740

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	0102	C	SFR/MH	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