LOT 5 BLOCK B ICHETUCNKEE FOREST

683-414, 854-2669, 861-836, 943-

JANSEN THOMAS J
1401 SW LONCALA LOOP
FORT WHITE, FL 32038-7039

2027

02-6S-15-00502-205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		2 100
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

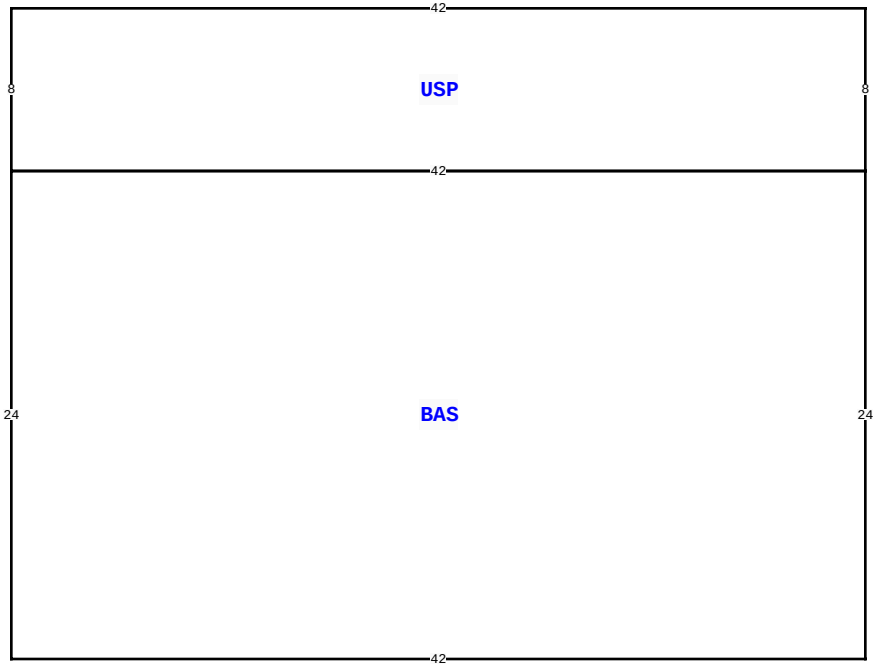
NEIGHBORHOOD/LOC 2615.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	27,797
USP	336	35		118	3,254
TOTALS	1,344			1,126	31,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,126	114.9000	68.94	77,626	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1008 HX Base Yr 2003



1401 SW LONCALA LOOP, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0210	GARAGE U	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,050
TOTAL MARKET OB/XF VALUE	20,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	111,050
SOH/AGL Deduction	36,983
ASSESSED VALUE	74,067
TOTAL EXEMPTION VALUE	HX HB SX WR 74,067
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	111,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,050

SALE:4:1: LOT 5, BLK B, ICHETUCKNEE FOREST PHASE 2

SALE:2:1: KIRBY PAID 14,000 FROM PATTEN CORP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14409	M H	125	08/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/2731	1/09/2002	WD	Q	I		52,500
GRANTOR: CHARLES & M CHARLENE						
GRANTEE: THOMAS J JANSEN & E						
0861/0836	6/26/1998	WD	Q	V		16,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: CHARLES & M CHARLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S24 E42 N24 $
USP=[ORIG=0,0] N8 W42 S8 E42 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,000

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	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							

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