LOT 7 BLOCK B ICHETUCKNEE FOREST
663-141, 758-1524, 770-2356, PB

HUTCHINGS STEVEN G
1287 SW LONCALA LOOP
FORT WHITE, FL 32038

2027

02-6S-15-00502-207

BUILDING CHARACTERISTICS

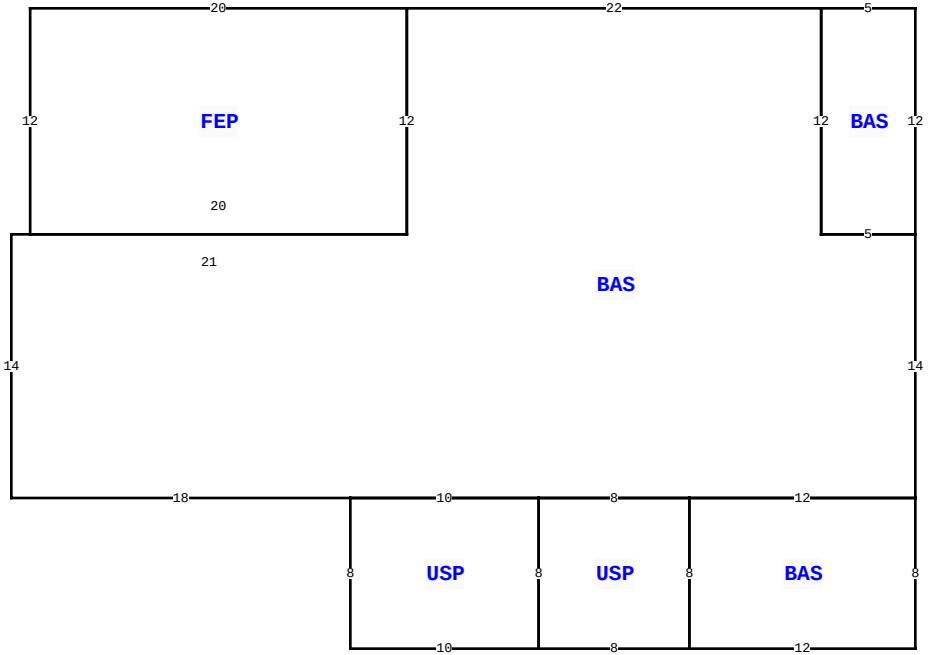
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	60	100		60	2,201
BAS	96	100		96	3,521
BAS	936	100		936	34,331
FEP	240	85		204	7,483
USP	64	35		22	807
USP	80	35		28	1,027
TOTALS	1,476			1,346	49,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	1,346	76.4100	61.13	82,281	1988	1988	0	0	0	40.00	60.00

1 SFR/MH CON 0% - 2026 Heated Area: 1092 HX Base Yr



1287 SW LONCALA LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,369
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	119,869
SOH/AGL Deduction	0
ASSESSED VALUE	119,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,869
TOTAL JUST VALUE	119,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/162	10/15/2025	WD	Q	I	01	135,000
GRANTOR: BILLETTE SUSIE JANE						
GRANTEE: HUTCHINGS STEVEN G						
1532/445	1/16/2025	LE	U	I	14	100
GRANTOR: BILLETTE SUSIE JANE						
GRANTEE: BILLETTE SUSIE JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N12 W22 FEP= W20 S12E20 N12$ S12 W21 S14 E18 USP= S8 E10 N8 W10$ E10 USP= S8 E8 N8 W8$ E8 BAS= S8 E12 N8 W12$ E12 N14 BAS= N12 W5 S12 E5$.

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	0	20	80	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	400.00	400.00	50	2005	2005	3	50	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0		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