LOT 18 BLOCK B ICHETUCKNEE FORES
683-457, 760-049, DC 794-1416, 8

CADE KIEN J/CADE VICTORIA A
512 SE WATERLEAF DR
LAKE CITY, FL 32024

2027

02-6S-15-00502-218

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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

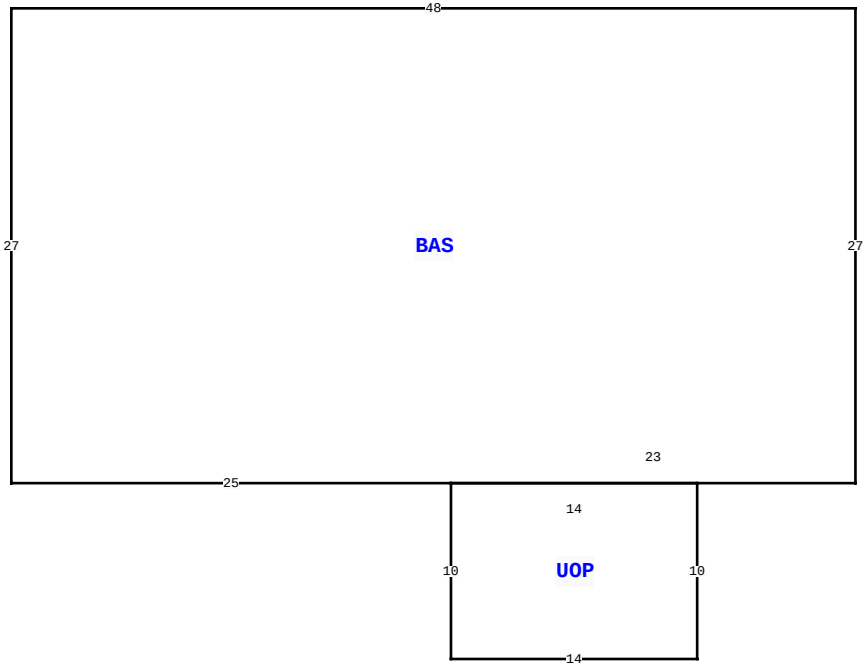
NEIGHBORHOOD/LOC 2615.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
UOP	140	25		35	990
TOTALS	1,436			1,331	37,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,331	117.9000	70.74	94,155	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1296 HX Base Yr



948 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	0	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,662
TOTAL MARKET OB/XF VALUE	11,450
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	109,112
SOH/AGL Deduction	11,792
ASSESSED VALUE	97,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,320
TOTAL JUST VALUE	109,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,112

SALE:3:1: LOT 18 BLOCK B ICHETUCKNEE FOREST PHASE

XFOB:1:1: LIBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/1689	6/24/2014	WD	Q	I	01	54,900
GRANTOR: JUNE DUNAWAY						
GRANTEE: KIEN J & VICTORIA A						
1261/1398	9/17/2013	QC	U	I	11	100
GRANTOR: JOEY & STACY COLLINS						
GRANTEE: JUNE DUNAWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S27 E25 E23 N27 $
UOP=[ORIG=-23,27] S10 E14 N10 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,450

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	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