LOT 19 BLOCK B ICHETUCKNEE FORES
658-418, 670-244, 715-733, 720-5

MELIA KAREN
1140 SW LONCALA LOOP
FORT WHITE, FL 32038

2027

02-6S-15-00502-219

BUILDING CHARACTERISTICS

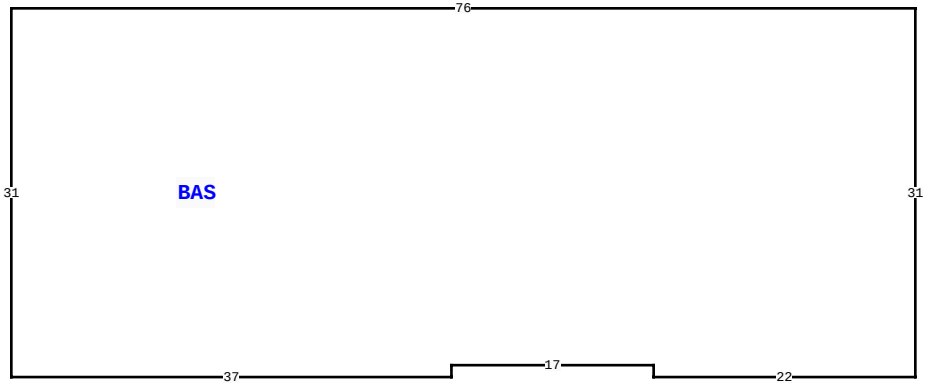
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,339	100		2,339	138,667
TOTALS	2,339			2,339	138,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,339	115.9000	107.79	252,121	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2339 HX Base Yr 2024



1140 SW LONCALA LOOP, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,667
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		208,267
SOH/AGL Deduction		111,559
ASSESSED VALUE		96,708
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,297
TOTAL JUST VALUE		208,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21973	M H	322	06/16/2004
21671	TR/TRAILER	150	03/31/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/2512	6/26/2003	WD	Q	V		20,000
GRANTOR: JAMES A & LUZONA G MO						
GRANTEE: KAREN MELIA						
0720/0500	5/14/1990	WD	Q	V		13,900
GRANTOR: PATTEN CORP						
GRANTEE: JAMES MORAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E37 N1 E17 S1 E22 N31$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0214	GRN HOUSE	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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 08/02/2016 BY DF Total Acres: 5.56 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS