LOT 20 BLOCK B ICHETUCKNEE FORES

757-907, 800-1123, QC 932-308, C

SNIPES GEORGE W/SNIPES SHARON T
1055 SW LONCALA LOOP
FORT WHITE, FL 32038

2027

02-6S-15-00502-220

BUILDING CHARACTERISTICS

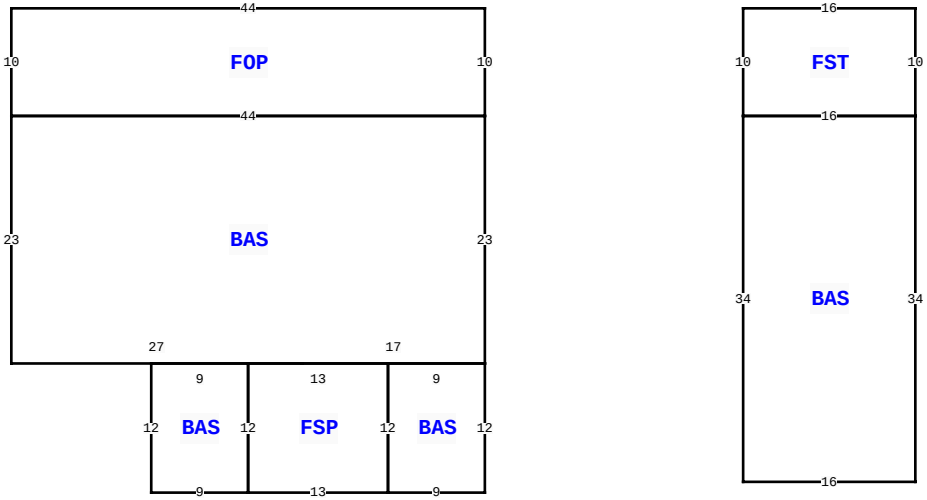
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	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	108	100		108	10,892
BAS	108	100		108	10,892
BAS	544	100		544	54,864
BAS	1,012	100		1,012	102,062
FOP	440	35		154	15,532
FSP	156	40		62	6,253
FST	160	55		88	8,875
TOTALS	2,528			2,076	209,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,076	126.1000	117.27	243,453	1990	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2021 Heated Area: 1772 HX Base Yr 2021



1055 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	108.00	UT	10.00	10.00	100	2021	2020		100	1,080	
5	0040	BARN,POLE	0	100	0	0	987.00	UT	2.50	2.50	100	2021	2020		100	2,468	
6	0214	GRN HOUSE	0	100	0	0	390.00	UT	3.00	3.00	100	2021	2020		100	1,170	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,370
TOTAL MARKET OB/XF VALUE		16,018
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		285,388
SOH/AGL Deduction		206,557
ASSESSED VALUE		78,831
TOTAL EXEMPTION VALUE	HX HB SX WX	78,831
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		285,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,636

PRCL:0:10: FOR SX. RP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1407	4/24/2024	LE	U	I	14	100
GRANTOR: SNIPES SHARON T (ENH						
GRANTEE: SNIPES STACIE CARON						
1424/1351	11/16/2020	WD	Q	I	01	202,000
GRANTOR: JACOB SIMS & CARMEN S						
GRANTEE: GEORGE W & SHARON T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S23 E27 E17 N23 $
FOP=[ORIG=0,0] N10 W44 S10 E44 $
FSP=[ORIG=-9,23] W13 S12 E13 N12 $
BAS=[ORIG=0,23] W9 S12 E9 N12 $
BAS=[ORIG=-22,23] W9 S12 E9 N12 $
BAS=[ORIG=40,0] W16 S34 E16 N34 $
FST=[ORIG=40,-10] W16 S10 E16 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,018

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