LOT 25 BLOCK B ICHETUCKNEE FORES
683-421, DC 1314-2795, WD 1314-2

BALDREE WILLIAM S/BALDREE LISA D
843 SW LONCALA LOOP
FORT WHITE, FL 32038

2027

02-6S-15-00502-225

BUILDING CHARACTERISTICS

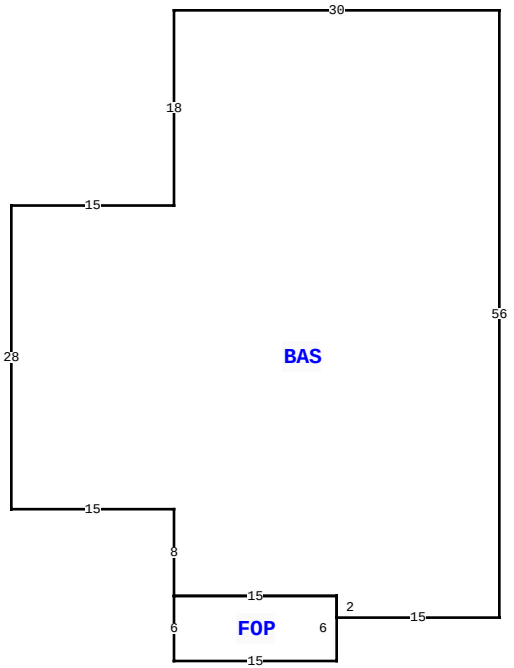
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
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	2,070	100		2,070	225,102
FOP	90	35		32	3,480
TOTALS	2,160			2,102	228,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,102	114.9000	119.50	251,189	2020	2020	0	0	0	9.00	91.00

1 MANUF 4 100% - 2021 Heated Area: 2070 HX Base Yr 2021



843 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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	13,200.00	13,200.00	100	2023	2022		100	13,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,582
TOTAL MARKET OB/XF VALUE		32,600
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		321,182
SOH/AGL Deduction		74,585
ASSESSED VALUE		246,597
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,186
TOTAL JUST VALUE		321,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044083	Mobile Home		04/01/2022
40442	GENERATOR	0	08/25/2020
39922	M H	0	06/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0940	5/26/2020	WD	U	V	11	100
GRANTOR: BULLARD MCARDLE LLC						
GRANTEE: WILLIAM S & LISA D						
1407/1541	12/16/2018	AG	U	V	21	40,000
GRANTOR: BULLARD MCARDLE LLC						
GRANTEE: WILLIAM S & LISA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 W15 S28 E15 S8 FOP= S6 E15 N6 W15$ E15 S2 E15 N56$.

LAND DESCRIPTION

TOTAL OB/XF 32,600

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	0.75	LT		1.00	1.00	1.00	60,000.00	60,000.00	45,000							
2	0200	C	MBL HM	0					0.25	LT		1.00	1.00	1.00	60,000.00	60,000.00	15,000							

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