LOT 27 BLOCK B ICHETUCKNEE FORES
685-648, 716-487, 720-175, 744-1

TOUNDAS MICHAEL J REVOCABLE TRUST DATED JANUARY 21
721 SW LONCALA LP
FORT WHITE, FL 32038

2026

02-6S-15-00502-227

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

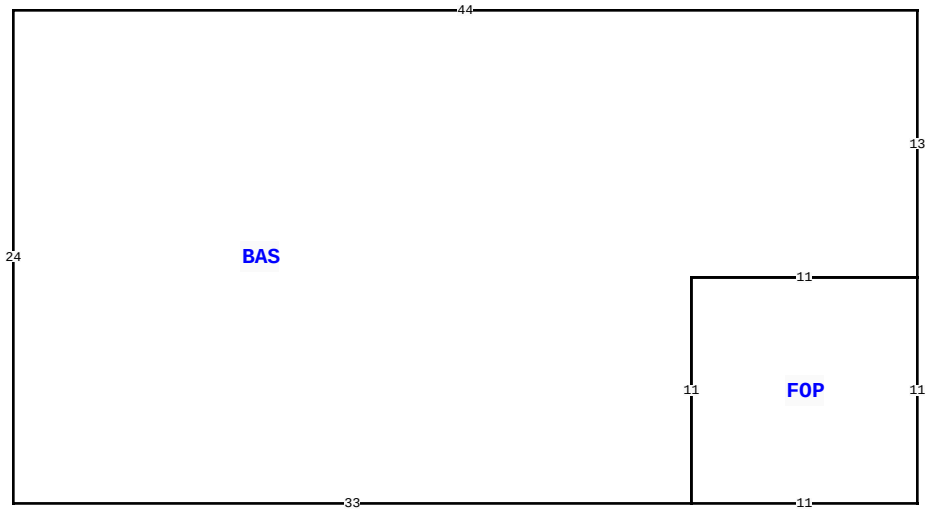
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	935	100		935	103,148
FOP	121	35		42	4,634
TOTALS	1,056			977	107,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	977	112.6000	113.73	111,114	2020	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2026 Heated Area: 935 HX Base Yr 2026



721 SW LONCALA LOOP, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,781
TOTAL MARKET OB/XF VALUE		16,251
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		184,032
SOH/AGL Deduction		3,092
ASSESSED VALUE		180,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,529
TOTAL JUST VALUE		184,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042121	Mobile Home		06/10/2021
37409	TR/TRAILER	0	11/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2606	1/23/2025	WD	Q	I	01	247,500
GRANTOR: WAINWRIGHT KRISTOPHER						
GRANTEE: TOUNDAS MICHAEL J R						
1426/36	12/07/2020	WD	U	I	35	55,000
GRANTOR: PIZARRO FERNANDO						
GRANTEE: WAINWRIGHT KRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-10] W44 S24 E33 N11 E11 N13 $
FOP=[ORIG=-11,3] E11 S11 W11 N11 $
.

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	0294	SHED WOOD/	0	100	12	8	96.00	UT	11.00	11.00	100	2021	2020		100	1,056	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2022	2021		100	1,400	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2022	2021		100	1,800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	4,995.00	4,995.00	100	2022	2021		100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 16,251

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 02/18/2025 BY TP Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/12/2026 BY SYS