LOT 28 BLOCK B ICHETUCKNEE FORES
685-655, 816-1574, WD 1317-1864,

WELSH JOSEPH L II
649 SW LONCALA LOOP
FT WHITE, FL 32038

2027

02-6S-15-00502-228

BUILDING CHARACTERISTICS

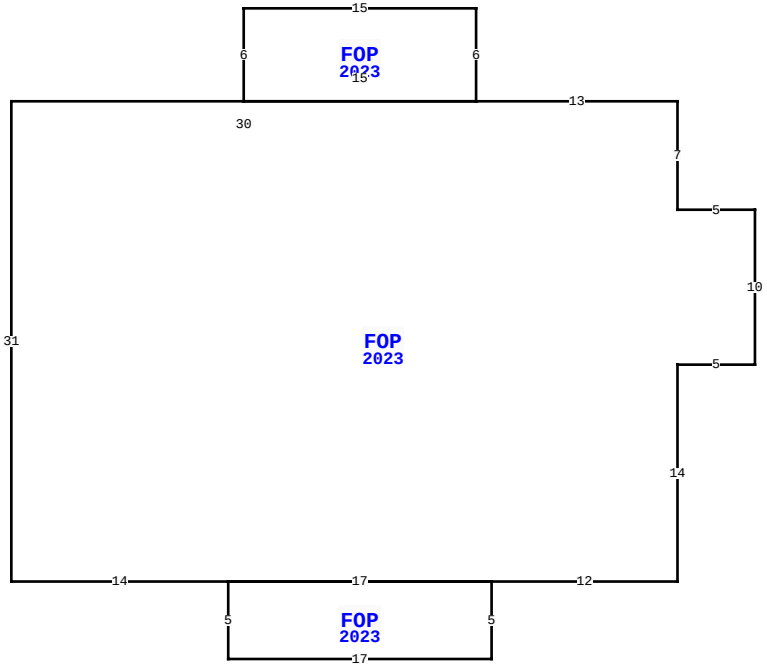
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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
FOP	85	30	2023	26	3,332
FOP	90	30	2023	27	3,460
FOP	1,383	30	2023	415	53,181
TOTALS	1,558			468	59,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	468	120.0980	132.11	61,827	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 0 HX Base Yr 2023



649 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	0166	CONC,PAVMT	0	100	0	0	360.00	UT	3.00	3.00	100	2023	2022		100	1,080	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
5	0030	BARN,MT	0	100	20	24	480.00	UT	18.00	18.00	100	2024	2023		100	8,640	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,972
TOTAL MARKET OB/XF VALUE		19,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		139,092
SOH/AGL Deduction		0
ASSESSED VALUE		139,092
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,681
TOTAL JUST VALUE		139,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046119	Storage Building	12,500	12/16/2022
000043906	New Residential C	226,700	03/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/970	9/27/2022	LE	U	V	14	100
GRANTOR: WELSH JOSEPH L II						
GRANTEE: WELSH JOSEPH L II (						
1457/2736	1/21/2022	WD	Q	V	01	40,000
GRANTOR: BULLARD MCARDLE LLC						
GRANTEE: WELSH JOSEPH L II						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2023;ORIG=70,20] W13 W30 S31 E14 E17 E12 N14 E5 N10 W5 N7 $
FOP=[YR=2023;ORIG=41,51] E17 S5 W17 N5 $
FOP=[YR=2023;ORIG=42,14] E15 S6 W15 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,120

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	0100	C	SFR	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