

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

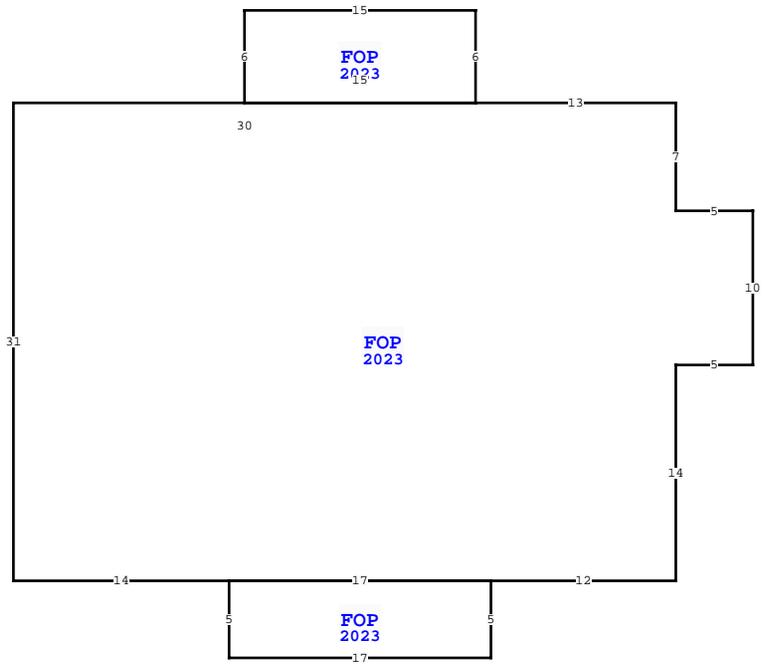
WELSH JOSEPH L II
649 SW LONCALA LOOP
FT WHITE, FL 32038

2026

02-6S-15-00502-228

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	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/

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	136.91	64,074	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2023 Heated Area: 0 HX Base Yr 2023												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	85	30	2023	26	3,453
FOP	90	30	2023	27	3,586
FOP	1,383	30	2023	415	55,113
TOTALS	1,558			468	62,152

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		62,152	
TOTAL MARKET OB/XF VALUE		19,120	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		141,272	
SOH/AGL Deduction		0	
ASSESSED VALUE		141,272	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		89,861	
TOTAL JUST VALUE		141,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,112	

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 \$												

TOTAL OB/XF												
19,120												