S1/2 OF SE1/4 OF SE1/4 OF SE1/4.
ICHETUCKNEE WILDERNESS S/D UNREC

VIRTUE JAMES/VIRTUE STACY
2624 SW DREW FEAGLE AVE
FORT WHITE, FL 32038

**2027**

**06-6S-16-03784-119**

## BUILDING CHARACTERISTICS

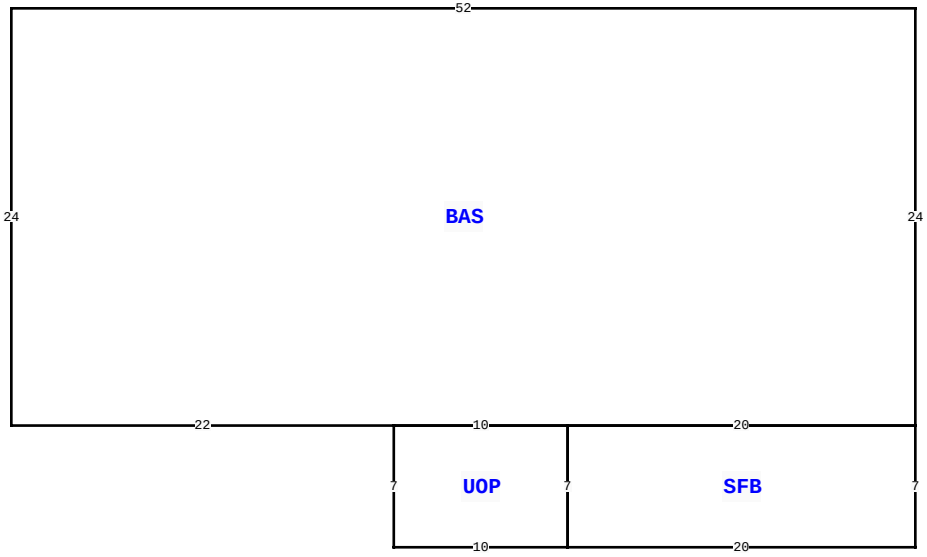
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 6616.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 19,070 |
| SFB | 140 | 80 | | 112 | 1,711 |
| UOP | 70 | 25 | | 18 | 275 |
| TOTALS | 1,458 | | | 1,378 | 21,056 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,378 | 63.6750 | 38.20 | 52,640 | 1974 | 1974 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2024 Heated Area: 1388 HX Base Yr 2024




2622 SW DREW FEAGLE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 21,056 |
| TOTAL MARKET OB/XF VALUE | | 12,500 |
| TOTAL LAND VALUE - MARKET | | 65,910 |
| TOTAL MARKET VALUE | | 99,466 |
| SOH/AGL Deduction | | 12,581 |
| ASSESSED VALUE | | 86,885 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 30,474 |
| TOTAL JUST VALUE | | 99,466 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 99,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1120/1734 | 5/29/2007 | WD | Q | I | | 75,000 |
| GRANTOR: B & B CONSULTANTS OF | | | | | | |
| GRANTEE: JAMES & STACY VIRTU | | | | | | |
| 1052/1491 | 7/19/2005 | WD | Q | I | | 48,000 |
| GRANTOR: AMBROSIA INVESTMENTS | | | | | | |
| GRANTEE: B & B CONSULTANTS O | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S24 E22 UOP= S7 E10 N7 W10$ E10 SFB= S7 E20 N7 W20$ E20 N24$.

## 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 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2026 | 2025 | | 100 | 5,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,500

| 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 | | A-1 | 0.00 | 0.00 | 5.07 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,910 | | | | | | | |

REVIEW DATE 05/04/2026 BY AJ Total Acres: 5.07 Total Land Value: 65,910 Market: 0 Agricultural: 0 Common: 65,910 PRINTED 11/17/2026 BY SYS