

(AKA LOT 1 TUSTENUGGEE TRAILS S/
AS FOLLOWS): COMM NW COR OF NE1/
22.91 FT TO S R/W ICHETUCKNEE RD

VARCOE PAUL EDWARD
2644 SW HERLONG ST
FORT WHITE, FL 32038

2026

12-6S-16-03816-301



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	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	12616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		111,947

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 1296		HX Base Yr 2026				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
TOTALS	1,296		1,296								111,947

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			111,947
TOTAL MARKET OB/XF VALUE			22,761
TOTAL LAND VALUE - MARKET			107,800
TOTAL MARKET VALUE			242,508
SOH/AGL Deduction			0
ASSESSED VALUE			242,508
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			191,097
TOTAL JUST VALUE			242,508
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23697	M H	521	10/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2644	4/28/2025	WD	Q	I	01	340,000
GRANTOR: KOEPEL KATHLEEN M						
GRANTEE: VARCOE PAUL EDWARD						
1259/0578	8/02/2013	QC	U	I	11	100
GRANTOR: FRED SIEBOLD						
GRANTEE: KATHLEEN M KOEPEL						

EXTRA FEATURES		2644 SW HERLONG ST, FORT WHITE														
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC, PAVMT	0	100	26	36		936.00	UT 2.00	100	2005	2005	3	100	1,872	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2010	2010	3	100	1,500	
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2010	2010	3	100	100	
6	0296	SHED METAL	0	100	30	40		1.00	UT 0.00	100	2010	2010	3	100	7,089	
7	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	300	
8	0060	CARPOT F	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	2,100	
9	0264	PRCH, FSP	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	1,600	
TOTAL OB/XF 22,761																

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 S27 E48 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF 22,761														
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	0200	C	MBL HM	100		A-1	0.00	0.00	9.80	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,800							