

COMM NW COR OF NE1/4, RUN S 22.9
S R/W ICHETUCKNEE RD, E ALONG R/
S 549.74 FT FOR POB, CONT S 671.

FUTCH RYAN
213 SW CHOCTAW AVE
FORT WHITE, FL 32038

2026

12-6S-16-03816-310

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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
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	2,052	100	
TOTALS	2,052		2,052 40,383

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,052	82.0080	49.20	100,958	2001	2001	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 2052 HX Base Yr												
213 SW CHOCTAW AVE, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,383
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			157,603
SOH/AGL Deduction			34,143
ASSESSED VALUE			123,460
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,460
TOTAL JUST VALUE			157,603
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34701	RECONNECT	75	11/29/2016
18838	M H	125	10/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/709	3/04/2026	WD U	I	I	11	100
GRANTOR: FUTCH LEAMON H						
GRANTEE: FUTCH RYAN						
1325/1276	11/09/2016	WD U	I	I	18	51,000
GRANTOR: SEC OF HOUSING & URBA						
GRANTEE: LEAMON H & ELIZABET						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S27 E76 N27\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220								