LOT 11 ICHETUCKNEE MEADOWS S/D
EX THE W 130 FT DESC IN ORB
421-327 & EX .50 AC DESC IN PR

WILLIS PATRICK
290 SW FREEDOM CT
FT WHITE, FL 32038

2027

18-6S-16-03865-011

BUILDING CHARACTERISTICS

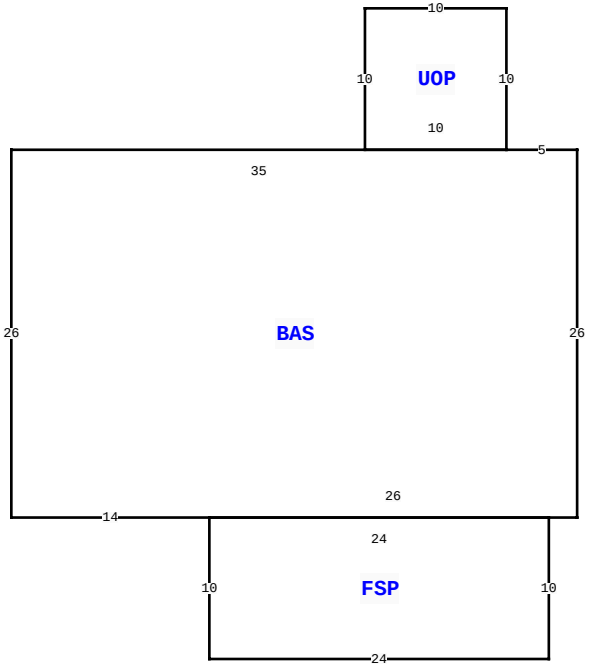
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	63,897
FSP	240	40		96	5,898
UOP	100	25		25	1,536
TOTALS	1,380			1,161	71,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,161	113.9000	105.93	122,985	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 0% - 2021 Heated Area: 1040 HX Base Yr



290 SW FREEDOM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,331
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	105,931
SOH/AGL Deduction	0
ASSESSED VALUE	105,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,931
TOTAL JUST VALUE	105,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,699

XFOB:1:1: HYAT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042789	Roof Replacement	9,100	09/20/2021
26505	M H	507	12/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0135	5/11/2020	PR	U	I	19	100
GRANTOR: THOMAS STONEWALL WILL						
GRANTEE: PATRICK WILLIS						
0421/0327	2/01/1979	03	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N10 W10 S10 E10$ W35 S26 E14 FSP= S10 E24 N10 W24$ E26 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 05/13/2026 BY JB Total Acres: 3.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS