LOT 15 ICHETUCKNEE MEADOWS S/D.
ORB 660-291, 794-748, QC 1233-10

ARNOLD MATTHEW D
498 SW FREEDOM CT
FORT WHITE, FL 32038

2027

18-6S-16-03865-015

BUILDING CHARACTERISTICS

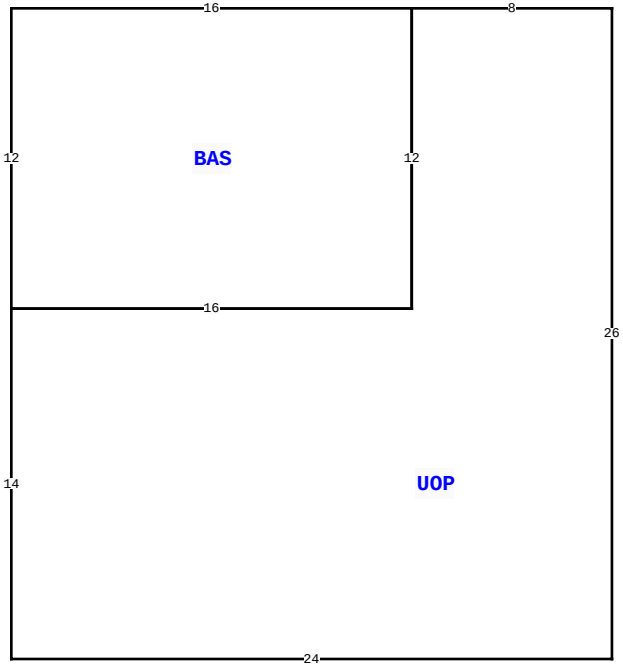
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	192	100		192	5,189
UOP	432	20		86	2,324
TOTALS	624			278	7,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	278	37.8000	41.58	11,559	1998	1998	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 192 HX Base Yr 2013



498 SW FREEDOM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	7,513
TOTAL MARKET OB/XF VALUE	9,370
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	81,883
SOH/AGL Deduction	48,148
ASSESSED VALUE	33,735
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	8,735
TOTAL JUST VALUE	81,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13681	SFR	115	02/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/1003	11/26/1996	QC	Q	V	01	100
GRANTOR: LESLIE THARP						
GRANTEE: ARNOLD MATTHEW D						
0794/0748	8/12/1994	QC	Q	V	01	0
GRANTOR: MATTHEW ARNOLD						
GRANTEE: LESLIE THARP						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W8 BAS= W16 S12 E16 N12$ S12 W16 S14 E24 N26$.

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	0020	BARN,FR	0	100	19	25	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
2	0020	BARN,FR	0	100	12	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	14	16	1.00	UT	0.00	0.00	100	2001	2001	3	100	250	
5	0261	PRCH, UOP	0	100	8	12	1.00	UT	0.00	0.00	100	2001	2001	3	100	200	
6	0255	MBL HOME S	0	100	10	42	420.00	UT	1.00	1.00	100	2002	2002	3	100	420	

LAND DESCRIPTION

TOTAL OB/XF 9,370

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 5.28 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS