LOT 16 ICHETUCKNEE MEADOWS S/D.
ORB 829-1397, 894-1208, DIV CS #

HURST DONALD W
495 SW FREEDOM CT
FORT WHITE, FL 32038

2027

18-6S-16-03865-016

BUILDING CHARACTERISTICS

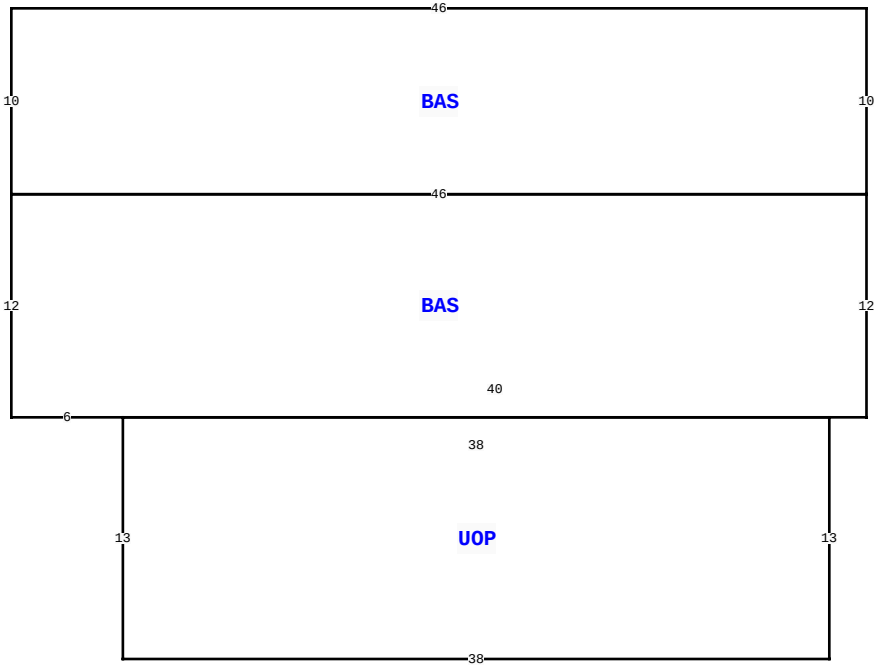
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	460	100		460	8,308
BAS	552	100		552	9,969
UOP	494	25		124	2,240
TOTALS	1,506			1,136	20,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,136	75.2490	45.15	51,290	1968	1968	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2006 Heated Area: 1012 HX Base Yr 2006



495 SW FREEDOM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,516
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	45,500
TOTAL MARKET VALUE	73,016
SOH/AGL Deduction	41,692
ASSESSED VALUE	31,324
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	6,324
TOTAL JUST VALUE	73,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,016

SALE:2:2: PROPERTY

SALE:2:1: DEED MAKES REFERENCE TO SINK HOLE ON THI

SALE:1:1: ONE & THE SAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16737	M H	125	03/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/2401	6/14/2005	WD	U	V	08	12,000
GRANTOR: WESTRIDGE						
GRANTEE: DONALD W HURST						
1048/2400	2/24/2003	WD	Q	V	01	10,000
GRANTOR: FRANKLIN E & JULIE E						
GRANTEE: WESTRIDGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S10 BAS= S12 E6 UOP= S13 E38 N13 W38$ E40 N12 W46$ E46 N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	LT		1.00	1.00	0.70	65,000.00	45,500.00	45,500							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 5.41 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 11/17/2026 BY SYS