

LOT 17 ICHETUCKNEE MEADOWS S/D.
639-562, WD 1502-53, WD 1503-222

JONES RANDY DWAYNE/JONES CHERIE ANNETTE
217 LESLIE LANE
PERRY, FL 32748

2026

18-6S-16-03865-017
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	18616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2026
TOTALS	2,356		2,356
			275,865

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	0%	- 2026	Heated Area: 2356			HX Base Yr					
TOTALS	2,356			2,356	275,865								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			275,865
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			337,865
SOH/AGL Deduction			0
ASSESSED VALUE			337,865
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			337,865
TOTAL JUST VALUE			337,865
NCON VALUE			282,865
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000
LAND:1:1: 5.02 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054205	Mobile Home		10/06/2025
000053994	Right-of-Way Acce		09/05/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2223	12/01/2023	WD	Q	V	01	85,000
GRANTOR: MCARDLE BULLARD LLC						
GRANTEE: JONES RANDY DWAYNE						
1502/53	10/26/2023	WD	U	V	37	52,500
GRANTOR: POMPEY MARLENE G UNDE						
GRANTEE: MCARDLE BULLARD LLC						

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	2026	2025	100	7,000	

BUILDING NOTES			
449 SW FREEDOM CT, FORT WHITE			

BUILDING DIMENSIONS			
BAS=[YR=2026;ORIG=16,12] E76 S31 W76 N31 \$			

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							