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

2027

18-6S-16-03865-017

BUILDING CHARACTERISTICS

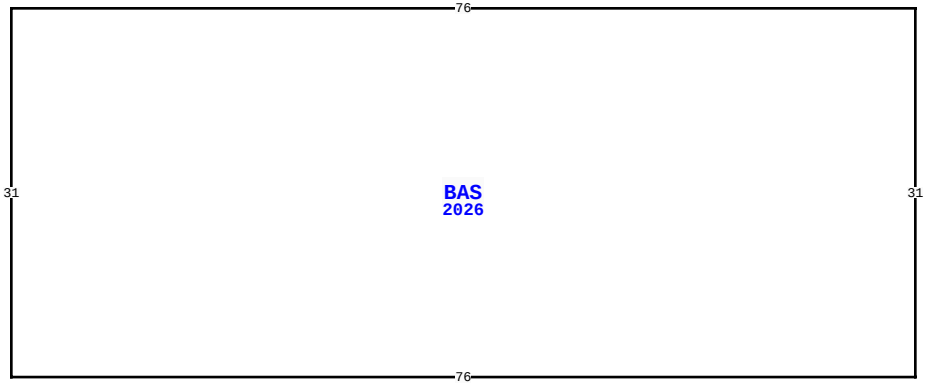
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2026	2,356	265,152
TOTALS	2,356			2,356	265,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,356	116.0000	114.84	270,563	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 2356 HX Base Yr



449 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	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,152
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	337,152
SOH/AGL Deduction	0
ASSESSED VALUE	337,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,152
TOTAL JUST VALUE	337,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,830

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0		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: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS