LOT 20 ICHETUCKNEE MEADOWS S/D.
542-425, 687-430, CT 690-641,

FRANKS BILLY RAY
279 SW FREEDOM CT
FORT WHITE, FL 32038

2027

18-6S-16-03865-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

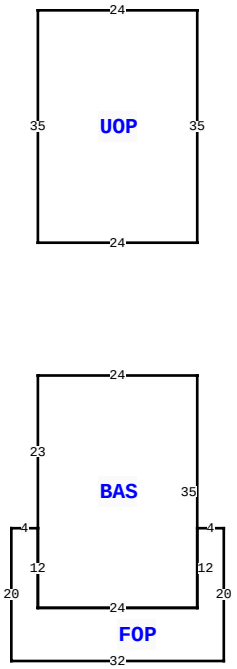
NEIGHBORHOOD/LOC 18616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	56,975
FOP	352	30		106	7,190
UOP	840	20		168	11,395
TOTALS	2,032			1,114	75,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,114	94.8600	104.35	116,246	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 840 HX Base Yr



279 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,560
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	141,460
SOH/AGL Deduction	22,912
ASSESSED VALUE	118,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,548
TOTAL JUST VALUE	141,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,828

SALE:2:1: REPOSSESSED BY JIM WALTER HOMES BY DEFAU

LAND:1:1: 5.0 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0487	4/29/2019	LE	U	I	14	0
GRANTOR: BILLY RAY FRANKS (LIF						
GRANTEE: DANIEL EUGENE FRANK						
0711/0160	12/15/1989	WD	U	I		33,000
GRANTOR: JIM WALTER HOMES						
GRANTEE: BILLY RAY FRANKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S23 FOP= W4 S20 E32N20 W4 S12 W24 N12$ S12 E24 N35$
PTR=N20 UOP= N35 W24 S35E24$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	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