LOT 24 ICHETUCKNEE MEADOWS S/D.
ORB 829-1393, 841-1683, 897-1369

DOUGLAS CINDY L
344 SW COWPOKE CT
FORT WHITE, FL 32038

2027

18-6S-16-03865-024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

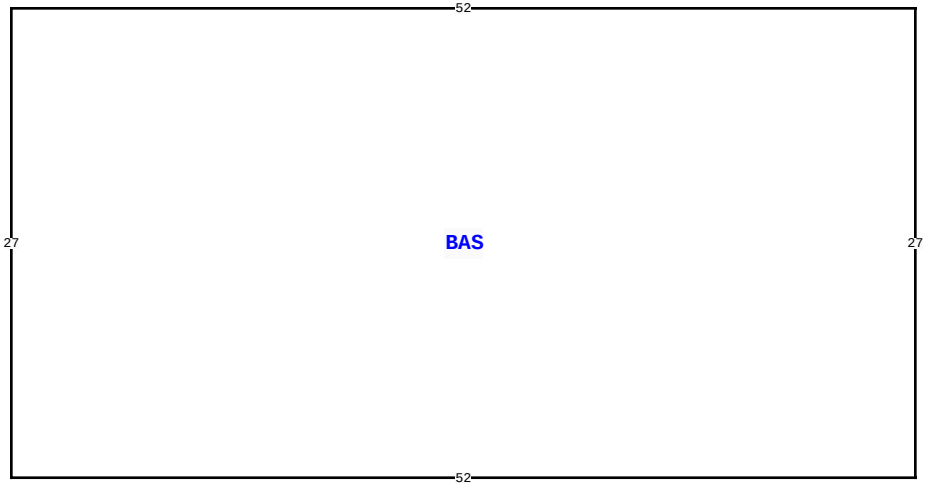
NEIGHBORHOOD/LOC 18616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,054
TOTALS	1,404			1,404	39,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	115.9000	69.54	97,634	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1404 HX Base Yr 2002



344 SW COWPOKE 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	750.00	750.00	100	2026	2025		100	750	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,054
TOTAL MARKET OB/XF VALUE		10,150
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		114,204
SOH/AGL Deduction		68,276
ASSESSED VALUE		45,928
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,928
TOTAL JUST VALUE		114,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,204

SALE:1:1: QUIT CLAIM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26933	M H	0	04/17/2008
17060	M H	125	06/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/0388	8/22/2008	WD	Q	I	03	100
GRANTOR: WESTRIDGE INC						
GRANTEE: CINDY DOUGLAS FKA C						
1140/0430	10/31/2007	QC	Q	I	01	100
GRANTOR: RODNEY D ROMINE						
GRANTEE: CINDY ROMINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,150

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	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 5.07 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS