LOTS 26 & 28 ICHETUCKNEE MEADOWS
222-405, 734-420, DC 949-1733, 1

ELLIS STEVEN W
267 SW COWPOKE CT
FORT WHITE, FL 32038-2215

2027

18-6S-16-03865-028

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

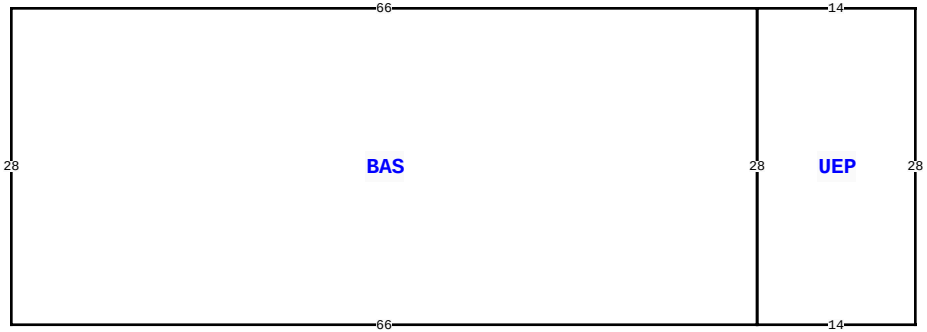
NEIGHBORHOOD/LOC 18616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	47,065
UEP	392	70		274	6,978
TOTALS	2,240			2,122	54,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,122	106.1100	63.67	135,108	1988	1988	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2004 Heated Area: 1848 HX Base Yr 2004



2214 SW JUNCTION RD, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/13/2024 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	2003	2003	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	8	30	240.00	UT	1.00	1.00	100	2008	2008	3	100	240	
5	0166	CONC,PAVMT	0	100	10	60	600.00	UT	1.50	1.50	100	0	0	3	100	900	
6	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
7	0031	BARN,MT AE	0	100	44	60	2,640.00	UT	9.50	9.50	100	1994	1994	3	100	25,080	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

LAND DESCRIPTION

TOTAL OB/XF 50,120

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	50,000.00	50,000.00	50,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 11.17 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,043
TOTAL MARKET OB/XF VALUE		50,120
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		204,163
SOH/AGL Deduction		80,474
ASSESSED VALUE		123,689
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,278
TOTAL JUST VALUE		204,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,163

BLDG:1:1: HARB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046835	Roof Replacement	12,000	03/27/2023
14263	M H	125	07/10/1998
11189	M H	125	05/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2529	9/20/2022	LE	U	I	14	100
GRANTOR: ELLIS STEVEN WILSON						
GRANTEE: ELLIS SHIRLEY MARIE						
1377/0168	1/22/2019	WD	U	I	11	100
GRANTOR: STEVEN W ELLIS & TERE						
GRANTEE: STEVEN W ELLIS & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 E66 UEP= E14 N28 W14 S28$ N28$.