

LOT 31 ICHETUCKNEE MEADOWS S/D.  
639-561, WD 1079-1255, WD 1205-9

YARBROUGH RONALD D/YARBROUGH JOANNA M  
2024 SW JUNCTION RD  
FORT WHITE, FL 32038

**2026**

18-6S-16-03865-031

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural Units	01	CONV	100
		0	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	2,046	100	
UEP	312	70	2026
TOTALS	2,358		
		2,264	215,741

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	2,264	113.9000	107.07	242,406	2019	2019	0	0	11.00	89.00													
1 MANUF 1 100% - 2020 Heated Area: 2046 HX Base Yr 2020																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>66</p> <p>BAS</p> <p>31</p> <p>12</p> <p>26</p> <p>UEP 2026</p> <p>12</p> <p>26</p> <p>66</p> </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
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			05/07/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,741
TOTAL MARKET OB/XF VALUE			20,985
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			301,726
SOH/AGL Deduction			124,475
ASSESSED VALUE			177,251
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			125,840
TOTAL JUST VALUE			301,726
NCON VALUE			22,023
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37081	GARAGE	153	08/09/2018
37082	MAINT/ALTR	154	08/09/2018
36890	M H	513	06/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0158	5/04/2020	WD	U	I	30	100
GRANTOR: RONALD D & JOANNA M Y						
GRANTEE: ROANLD D & JOANNA M						
1355/2785	3/19/2018	WD	Q	V	03	31,000
GRANTOR: RAYMOND K KOON						
GRANTEE: ROANLD D & JOANNA M						

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
1	0070	CARPOT UF	0 100	18 50	900.00	UT	5.00	5.00	75	2018	2018	3
2	0210	GARAGE U	0 100	26 30	780.00	UT	16.00	16.00	75	2018	2018	3
3	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3
4	0070	CARPOT UF	0 100	0 0	1.00	UT	1,250.00	1,250.00	100	2026	2025	1
TOTALS												
TOTAL OB/XF 20,985												

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W66 S31 E66 N31 \$	
UEP=[YR=2026;ORIG=-66,31] E26 S12 W26 N12 \$	

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							