THE W 130 FT OF LOT 11 ICHETUCKN MEADOWS S/D.

296 SOUTHWEST FREEDOM COURT LAND TRUST
1000 LEGION PL, GATEWAY #1700
ORLANDO, FL 32801

2027

18-6S-16-03865-032

BUILDING CHARACTERISTICS

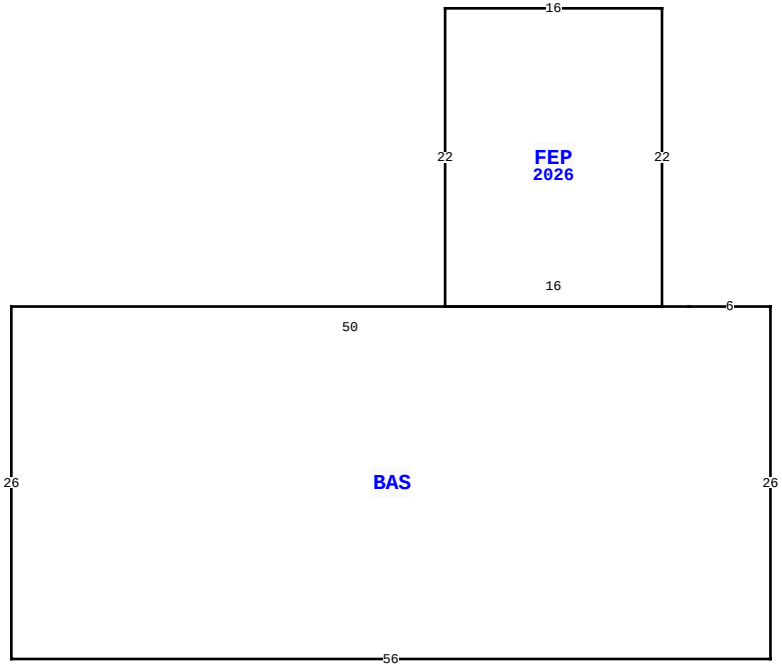
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,456	100		1,456	80,361
FEP	352	85	2026	299	16,503
TOTALS	1,808			1,755	96,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,755	107.9000	100.35	176,114	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1456 HX Base Yr



232 SW FREEDOM CT, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,863
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	130,163
SOH/AGL Deduction	37,717
ASSESSED VALUE	92,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,446
TOTAL JUST VALUE	130,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,206

XFOB:1:1: GUERDON M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/2707	9/25/2017	WD	U	I	12	17,200
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: 296 SOUTHWEST FREED						
1341/2555	7/19/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JEFFR						
GRANTEE: CARRINGTON MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 W50 S26 E56 N26 $
FEP=[YR=2026;ORIG=-24,-22] E16 S22 W16 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 1.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS