

A PART OF LOT 25 ICHETUCKNEE MEA
DESC AS FOLLOWS: BEG SW COR LOT
MEADOWS S/D, RUN N 264.16 FT, E

HICKMON JAMES/HICKMAN KYRA
2322 SW JUNCTION RD
FORT WHITE, FL 32038

2026

18-6S-16-03865-033



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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual 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	1,976	100	
TOTALS	1,976		181,487

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	1,976	113.9000	109.34	216,056	2017	2017	0	0	16.00	84.00			
3 MANUF 1 100% - 2021 Heated Area: 1976 HX Base Yr 2021														
2322 SW JUNCTION RD, FORT WHITE														
				BLD DATE					LGL DATE	05/13/2024 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				181,487	
TOTAL MARKET OB/XF VALUE				16,824	
TOTAL LAND VALUE - MARKET				25,000	
TOTAL MARKET VALUE				223,311	
SOH/AGL Deduction				70,973	
ASSESSED VALUE				152,338	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				100,927	
TOTAL JUST VALUE				223,311	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				223,774	
BLDG:1:1: FIES MH					
SALE:1:1: 1.01 AC WITH MH					
XFOB:1:1: FIES MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
36864	GARAGE	0	06/15/2018		
36747	M H	375	05/16/2018		
14293	M H	125	07/21/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0486	2/11/2015	QC	U	I	11	1,900
GRANTOR: TRACI & ERIC HILLHOUS						
GRANTEE: JAMES & KYRA HICKMA						
1149/2650	5/08/2008	WD	Q	I	01	100
GRANTOR: SAMUEL MARTIN HILLHOU						
GRANTEE: TRACI & ERIC HILLHO						

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	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPORT UF	0	100	0	0		1.00	0.00	100	1995	1995	3	100	500	
2	0252	LEAN-TO W/	0	100	12	24		288.00	2.00	50	1998	1998	3	50	288	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	7,000.00	100		3	100	7,000	
4	0080	DECKING	0	100	0	0		1.00	0.00	100	2018	2018	3	100	100	
5	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2018	2018	3	100	200	
6	0031	BARN, MT AE	0	100	24	40		960.00	12.00	75	2018	2018	3	75	8,640	
7	0166	CONC, PAVMT	0	100	2	24		48.00	2.00	100	2018	2018	3	100	96	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W76 S26 E76 N26\$.													
TOTAL OB/XF													
16,824													

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	0.50	50,000.00	25,000.00	25,000							