PART OF LOT 11 ICHETUCKNEE MEADO
DESC AS: COMM W R/W OF FREEDOM C
COR OF LOT 11, W 222.75 FT FOR P

WILLIS PATRICK
290 SW FREEDOM CT
FORT WHITE, FL 32038

2027

18-6S-16-03865-037

BUILDING CHARACTERISTICS

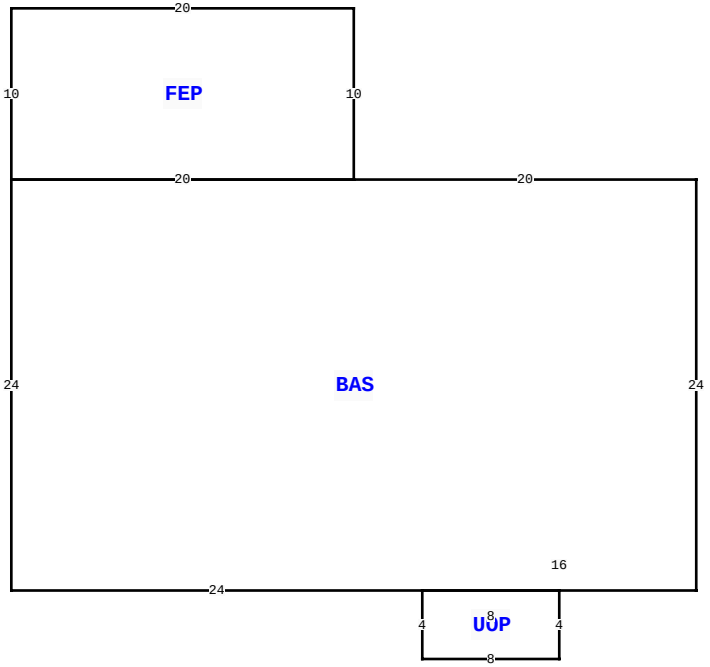
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
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	960	100		960	25,805
FEP	200	85		170	4,570
UOP	32	25		8	215
TOTALS	1,192			1,138	30,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,138	112.0050	67.20	76,474	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 960 HX Base Yr 2021



290 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0	100	44	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
7	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		30,590
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		66,290
SOH/AGL Deduction		21,393
ASSESSED VALUE		44,897
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,897
TOTAL JUST VALUE		66,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051280	Roof Replacement	7,400	10/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/2285	9/08/2020	QC	U	I	11	100
GRANTOR: MICHAEL WILLIS						
GRANTEE: PATRICK WILLIS						
1413/0133	5/11/2020	PR	U	I	19	100
GRANTOR: THOMAS STONEWALL WILL						
GRANTEE: MICHAEL WILLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= N10 W20 S10 E20$ W20 S24 E24 UOP= S4 E8 N4 W8$ E16 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS