LOT 9 ICHETUCKNEE OAKS S/D.

878-224, 928-2618,2620, QC 1111-

SNIPES STACIE
1055 SW LONCALA LOOP
FORT WHITE, FL 32038

2027

21-6S-16-03899-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	134,600
SOH/AGL Deduction	23,700
ASSESSED VALUE	110,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,900
TOTAL JUST VALUE	134,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34956	PUMP/UTPOL	50	02/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1459	2/10/2026	WD	Q	I	01	180,000
GRANTOR: HARPER BILLIE JO LIVI						
GRANTEE: SNIPES STACIE						
1261/0360	8/14/2013	WD	Q	V	01	65,000
GRANTOR: EDWARD D COTTEN						
GRANTEE: BILLIE JOE HARPER T						

BUILDING NOTES

BUILDING DIMENSIONS

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	400	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	0700	C	MISC RES	0			0.00	0.00	1.00	LT		1.00	1.00	2.00	65,000.00	130,000.00	130,000							

REVIEW DATE 05/11/2026 BY JB Total Acres: 5.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 11/17/2026 BY SYS