

LOT 9 ICHETUCKNEE OAKS S/D.
878-224, 928-2618,2620, QC 1111-

SNIPES STACIE
1055 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

21-6S-16-03899-109


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 33,782 ASSESSED VALUE 100,818 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100,818 TOTAL JUST VALUE 134,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 114,600																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 34956 PUMP/UTPOL 50 02/20/2017																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1560/1459</td> <td>2/10/2026</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>180,000</td> </tr> </tbody> </table> 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										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
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
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TOTALS																																											
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	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																											
																	TOTAL OB/XF 4,600																										
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	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 04/29/2026 BY TP Total Acres: 5.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 05/08/2026 BY SYS																																											