

LOT 4 BLK C BRANDON HGTS S/D.
746-1473, 778-52, 823-1505, 956-

SNIPES GEORGE W/SNIPES SHERRY T
1055 SW LONCALA LOOP
FORT WHITE, FL 32038

2026

26-4S-17-08749-154
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	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	26417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	300	25	
TOTALS	1,596		1,371 38,794

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	0	70.74	96,985	1995	1995	0	0	60.00	40.00	Heated Area: 1296 HX Base Yr	

1730 SE PEACOCK TER, LAKE CITY

Diagram labels: UOP, BAS, 12, 25, 27, 48, 12, 25, 27, 48

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,794
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			12,500
TOTAL MARKET VALUE			54,494
SOH/AGL Deduction			3,017
ASSESSED VALUE			51,477
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			51,477
TOTAL JUST VALUE			54,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1404	4/24/2024	LE	U	I	14	100
GRANTOR: SNIPES SHARON T (AKA)						
GRANTEE: SNIPES STACIE CARON						
0956/2721	6/12/2002	WD	Q	I		37,900
GRANTOR: LECLERC						
GRANTEE: GEORGE & SHERRY SNI						

EXTRA FEATURES		TOTAL OB/XF															
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/15/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 UOP= W12 S25 E12 N25\$ S27 E48 N27\$.	

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							