

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

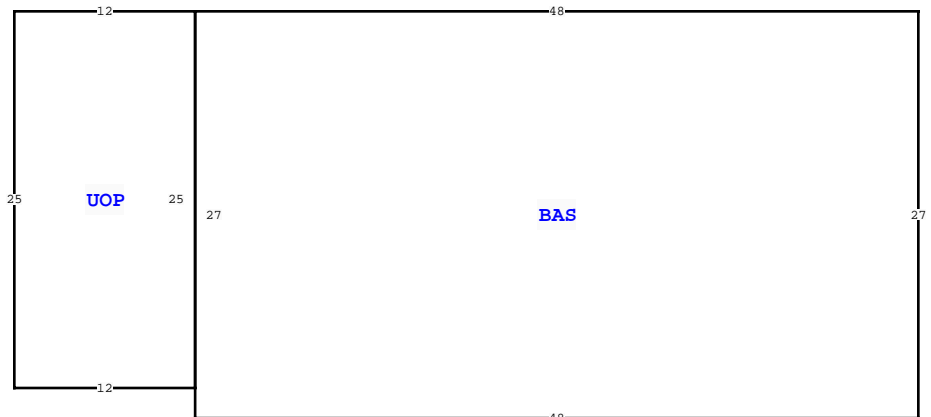
SNIPES GEORGE W/SNIPES SHERRY T  
1055 SW LONCALA LOOP  
FORT WHITE, FL 32038

**2026**

26-4S-17-08749-154  
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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 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,371	117.9000	70.74	96,985	1995	1995	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr											



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	26417.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,296	100
UOP	300	25
TOTALS	1,596	1,371
SUBAREA MARKET VALUE		38,794

1730 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	

TOTAL OB/XF 3,200

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	20,000.00	20,000.00	20,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,794
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		61,994
SOH/AGL Deduction		10,517
ASSESSED VALUE		51,477
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		51,477
TOTAL JUST VALUE		61,994
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	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						

BUILDING NOTES

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