

COLUMBIA COUNTY

Property Appraiser

Parcel 16-6S-16-03832-102

Owners

NORMAN CANDICE
166 SW CHUGWATER GLN
FORT WHITE, FL 32038

Parcel Summary

Location	166 SW CHUGWATER GLN
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	4.120
Township	6S
Range	16
Subdivision	ICHETUCKNE
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 2 BLOCK A ICHETUCKNEE PINES S/D.

650-626, 651-509, QC 1322-431, FJ 1374-725,
QC 1491-2559, WD 1539-472



29° 57' 53" N 82° 43' 26" W //

Working Values

	2026
Total Building	\$88,245
Total Extra Features	\$7,250
Total Market Land	\$55,000
Total Ag Land	\$0

	2026
Total Market	\$150,495
Total Assessed	\$150,495
Total Exempt	\$51,411
Total Taxable	\$99,084
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$44,284	\$35,517	\$32,291	\$25,186	\$22,532	\$23,618
Total Extra Features	\$7,250	\$7,250	\$7,250	\$3,500	\$250	\$250
Total Market Land	\$55,000	\$50,000	\$42,500	\$37,500	\$29,050	\$29,010
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$106,534	\$92,767	\$82,041	\$66,186	\$51,832	\$52,878
Total Assessed	\$58,282	\$56,639	\$54,989	\$53,387	\$51,832	\$52,878
Total Exempt	\$33,282	\$31,639	\$29,989	\$28,387	\$26,832	\$27,878
Total Taxable	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
SOH Diff	\$48,252	\$36,128	\$27,052	\$12,799	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1539/472	2025-04-28	Q	01	WARRANTY DEED	Improved	\$225,000	Grantor: SOZANSKI JEREMIAH Grantee: NORMAN CANDICE
QC 1491/2559	2023-06-02	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: KRULL JANELLE J Grantee: SOZANSKI JEREMIAH
QC 1332/0431	2017-01-31	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: JANELLE J SOZANSKI (FKA KRULL)& JOANN K KRULL Grantee: JEREMIAH & JANELLE J SOZANSKI (H & W)
WD 0651/0509	1988-05-02	U		WARRANTY DEED	Vacant	\$12,796	Grantor: PATTEN CORP Grantee: KRULL JANELLE J &

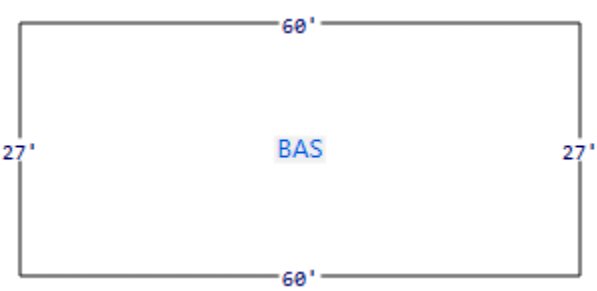
Buildings

Building # 2, Section # 1, 21847, MOBILE HOME

Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0200	02	1620	\$160,445	1997	2005	1,620	0.00%	45.00%	55.00%	\$88,245

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV



Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,620	100%	1,620

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0294	SHED WOOD/VINYL	8	10	1.00	\$0.00	1997	100%	\$250
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	A-1	.00	.00	1.00	\$55,000.00/LT	4.12	1.00	\$55,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 15, 2024	000051002	ELECTRICAL	COMPLETED	Electrical Service
	12779	M H	COMPLETED	M H

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 24, 2026.