

COMM NW COR OF SEC, RUN E
ALONG N LINE OF SEC 611.49 FT,
SW 97.44 FT FOR POB, SE 731.05

CHAPMAN JANE MONLUX
22392 SW SR-47
FORT WHITE, FL 32038

2021

20-7S-16-04265-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD	20716.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	2,060	155,096
FGR	480	55	264	19,876
FOP	42	30	13	979
FSP	230	40	92	6,926
UOP	456	20	91	6,852
TOTALS	3,268		2,520	189,729

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	SFR	100		A-1	0.00	0.00	10.07	AC

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,520	129.5910	90.71	228,589	2003	2003	0	0	17.00	83.00

1 SINGLE FAM - 100% - 2016

HX Base Yr 2016

The diagram shows a property layout with the following dimensions and labels:

- Top Boundary:** 12, 23, 30
- Right Boundary:** 20, 24, 20, 14
- Bottom Boundary:** 24, 7, 22
- Left Boundary:** 38, 28, 12
- Internal Divisions:**
 - Top-left: 10, 23, 10
 - Bottom-right: 7, 6, 7, 6
 - Right side: 30, 24
- Area Labels:**
 - FSP 2003:** Located in the top-left internal division.
 - UOP 2003:** Located on the left side of the property.
 - BAS 2003:** Located in the central area of the property.
 - FGR 2015:** Located on the right side of the property.
 - FOP 2003:** Located in the bottom-right internal division.

BLD DATE	
XF DATE	

LGL DATE	
LAND DATE	

TOTAL OB/XF												
1,500												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010

TOTAL OB/XF												
1,500												
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ
1	0100	SFR	100		A-1	0.00	0.00	10.07	AC	1.00	1.00	1.00

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY							STANDARD	
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				189,729				
TOTAL MARKET OB/XF VALUE				1,500				
TOTAL LAND VALUE - MARKET				140,980				
TOTAL MARKET VALUE				332,209				
SOH/AGL Deduction				183,777				
ASSESSED VALUE				148,432				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				98,432				
TOTAL JUST VALUE				332,209				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				318,043				
SALE:1:3: UNQUALIFIED.								
SALE:1:2: SALE/ OTHER DEED IN ORB 948-2620.								
SALE:1:1: ORB 948-2623 IS ONE OF 2 DEEDS FOR ONE P								
SALE:2:2: TOTAL OF 25.42 ACRES. UNQUALIFIED								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0373		7/13/2015		QC	U	I	11	100
GRANTOR: THOMAS A CHAPMAN								
GRANTEE: JANE MONLUX CHAPMAN								
1280/2317		9/03/2014		WD	Q	I	01	327,900
GRANTOR: BARBARA FERGUSON								
GRANTEE: THOMAS A CHAPMAN								
BUILDING NOTES								