COMM NE COR, RUN S 3425.16 FT FO
776.39 FT, W 559.33 FT, N 776.30
TO POB. (AKA TRACT 32 LYN-DEE DA

REED AARON
424 SW CHALET TER
FORT WHITE, FL 32038

2024

24-7S-16-04317-132

BUILDING CHARACTERISTICS

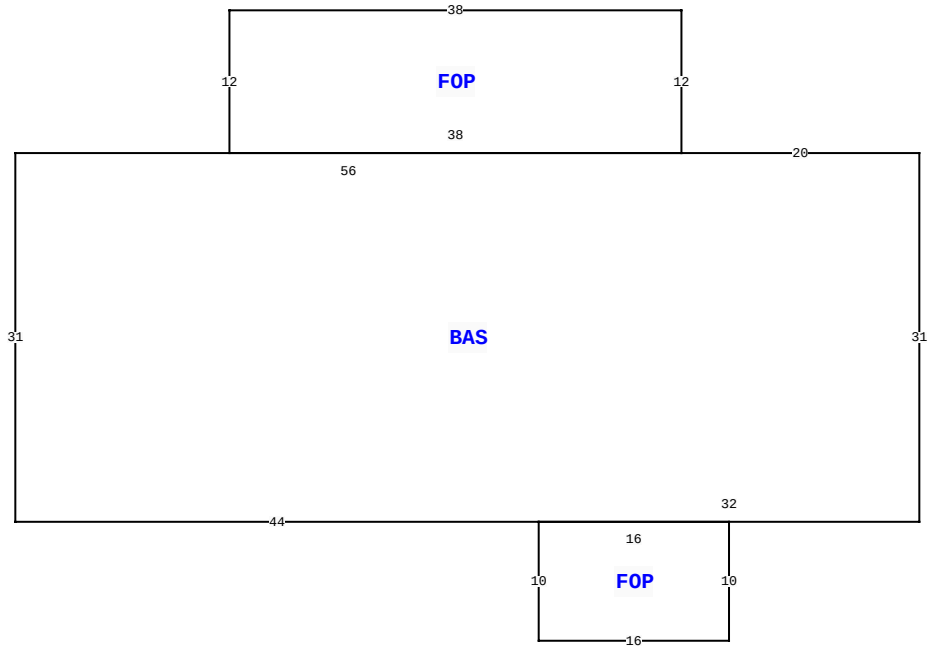
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	148,056
FOP	160	35	56	3,519
FOP	456	35	160	10,055
TOTALS	2,972		2,572	161,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,572	117.9000	96.68	248,661	1998	2008	0	0	0	35.00	65.00

2 MANUF 2 – 0% - 2024 Heated Area: 2356 HX Base Yr



424 SW CHALET TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,630
TOTAL MARKET OB/XF VALUE	33,790
TOTAL LAND VALUE - MARKET	75,075
TOTAL MARKET VALUE	270,495
SOH/AGL Deduction	0
ASSESSED VALUE	270,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,495
TOTAL JUST VALUE	270,495
NCON VALUE	117,187
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27087	M H	441	06/18/2008
13929	M H	125	04/23/1998
9629	M H	125	04/20/1995
9490	M H	125	03/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1713	8/03/2023	WD	Q	I	01	350,000
GRANTOR: MACRIDES BRENDA E						
GRANTEE: REED AARON						
1462/773	5/13/2016	WD	U	I	30	100
GRANTOR: MACRIDES BRENDA E						
GRANTEE: MACRIDES BRENDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W56 S31 E44 E32 N31 $
FOP=[ORIG=-20,0] N12 W38 S12 E38 $
FOP=[ORIG=-32,31] S10 E16 N10 W16 $
.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0020	BARN,FR	0	0	42	44	1,848.00	UT	15.00	15.00	75	2010	2010	3	75	20,790	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0060	CARPORT F	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 33,790

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,075							

REVIEW DATE 10/04/2023 BY ME Total Acres: 10.01 Total Land Value: 75,075 Market: 0 Agricultural: 0 Common: 75,075 PRINTED 01/10/2024 BY SYS