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

2023

20-7S-16-04265-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

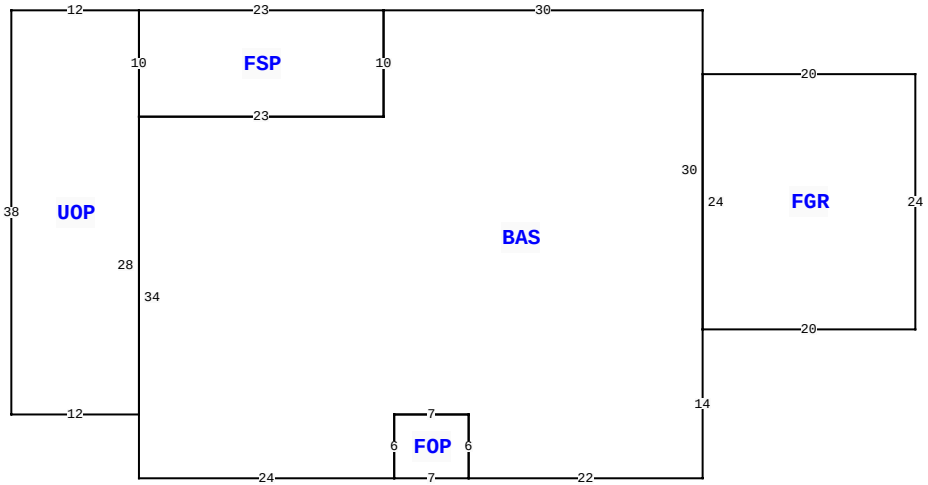
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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/LOC	20716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	2,060	183,211
FGR	480	55	264	23,479
FOP	42	30	13	1,156
FSP	230	40	92	8,182
UOP	456	20	91	8,093
TOTALS	3,268		2,520	224,122

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	130.6800	108.46	273,319	2003	2003	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2016 HX Base Yr 2016



22392 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,122
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		151,050
TOTAL MARKET VALUE		376,672
SOH/AGL Deduction		219,200
ASSESSED VALUE		157,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,472
TOTAL JUST VALUE		376,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

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

BUILDING DIMENSIONS

BAS= W30 FSP= W23 S10 E23 N10$ S10 W23 UOP= N10 W12 S38 E12 N28$ S34 E24 FOP= E7 N6 W7 S6$ N6 E7 S6 E22 N14 FGR= E20 N24 W20 S24$ N30 $.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

LN	USE CODE	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	0100	SFR	100		A-1	0.00	0.00	10.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	151,050							

REVIEW DATE 02/08/2022 BY JB Total Acres: 10.07 Total Land Value: 151,050 Market: 0 Agricultural: 0 Common: 151,050 PRINTED 10/12/2022