LOT 9 HERLONG ACRES S/D.
519-332, 656-629, 656-630, 775-2

MCKEE MATT A/MCKEE LOTI A
404 SW CHASTAIN GLN
FORT WHITE, FL 32038

2023

10-6S-16-03812-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

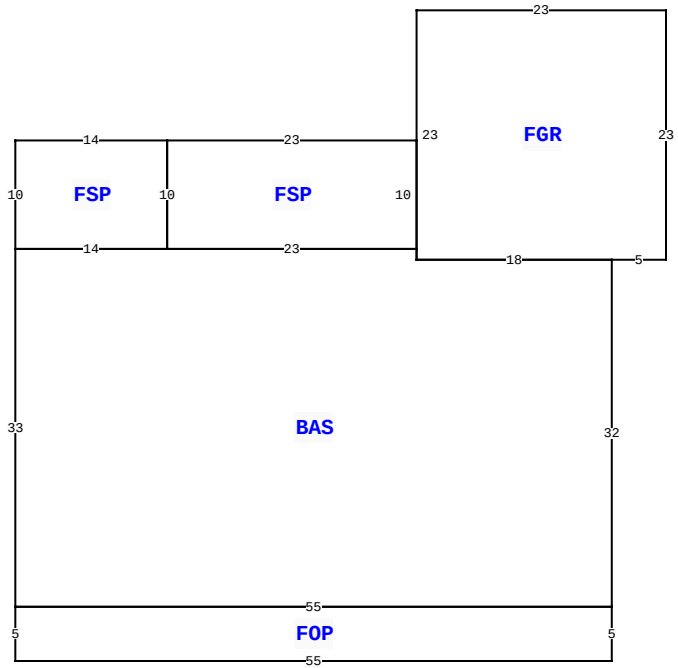
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	1,797	151,916
FGR	529	55	291	24,601
FOP	275	30	82	6,932
FSP	140	40	56	4,734
FSP	230	40	92	7,778
TOTALS	2,971		2,318	195,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	114.3630	109.79	254,493	1999	1999	0	0	0	23.00	77.00

2 SINGLE FAM – 100% - 1998 Heated Area: 1797 HX Base Yr 1998



404 SW CHASTAIN GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,960
TOTAL MARKET OB/XF VALUE		21,974
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		260,434
SOH/AGL Deduction		83,767
ASSESSED VALUE		176,667
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,667
TOTAL JUST VALUE		260,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

XFOB:1:1: CONCORD M H

BLDG:1:1: CONC MH (RP'D-MATT/LORI MCKEE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19476	POOL	165	04/29/2002
14679	SFR	285	10/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0775/2146	6/03/1993	WD	Q	I		19,000

GRANTOR: ANDREW A WESTBERRY

GRANTEE: MATT A MCKEE

0656/0630	6/30/1988	AD	Q	V		17,000

GRANTOR: LOWRY LOWELL R &

GRANTEE: WESTBERRY ANDREW &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 FGR= E5 N23 W23 S23 E18$ W18 N1 FSP= N10 W23 S10 E23$ W23 FSP= N10 W14 S10 E14$ W14 S33 FOP= S5 E55 N5 W55$ E55$.

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	0296	SHED METAL	0	100	5	14	1.00	UT	0.00	0.00	100	0	0	3	100	280	
2	0294	SHED WOOD/	0	100	29	14	406.00	UT	1.50	1.50	100	0	0	3	100	609	
3	0166	CONC,PAVMT	0	100	0	0	792.00	UT	1.50	1.50	100	1999	1999	3	100	1,188	
4	0280	POOL R/CON	0	100	0	0	348.00	UT	70.00	70.00	100	2002	2002	3	47	11,449	
5	0282	POOL ENCL	0	100	29	36	1,044.00	UT	15.00	15.00	100	2002	2002	3	40	6,264	
6	0060	CARPORT F	0	100	24	26	624.00	UT	3.50	3.50	100	2014	2014	3	100	2,184	

LAND DESCRIPTION

TOTAL OB/XF 21,974

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							

REVIEW DATE 05/15/2015 BY RP Total Acres: 5.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 09/20/2023 BY SYS