LOT 25 GOLDEN FARMETTES.

474-160, 695-704, 759-301, 774-0

CHODAN MARYANN CHRISTINE/GALLEGOS ANTONIO LEE
721 COLGATE LOOP
FORT WHITE, FL 32038

2025

12-7S-16-04190-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

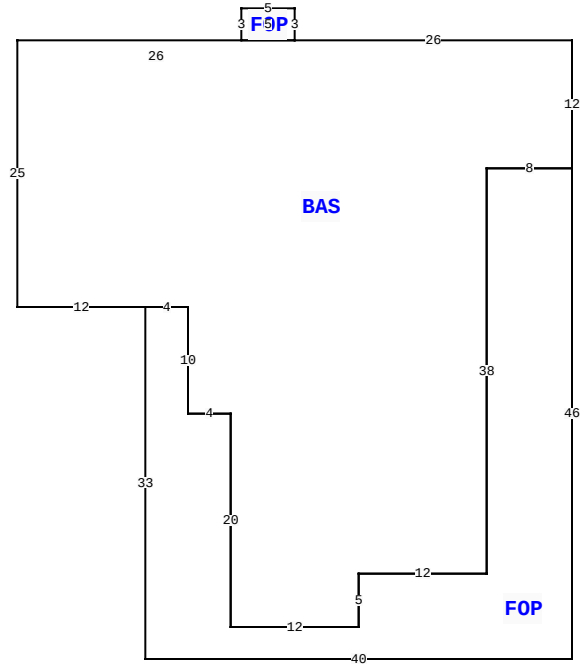
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	213,853
FOP	15	30	4	451
FOP	724	30	217	24,476
TOTALS	2,635		2,117	238,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	110.7400	116.28	246,165	1994	2020	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2022 Heated Area: 1896 HX Base Yr



721 SW COLGATE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	238,780
TOTAL MARKET OB/XF VALUE	12,550
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	277,730
SOH/AGL Deduction	0
ASSESSED VALUE	277,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,730
TOTAL JUST VALUE	277,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,730

XFOB:1:1: LAFAYETTE MH

SALE:1:1: SINGLE WIDE M H INCLUDED IN SALE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040829	Roof Replacement	11,500	05/27/2021
40832	ELECTRICAL	0	11/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1695	6/10/2021	WD	Q	I	01	295,000
GRANTOR: A.N.K INVESTMENTS LLC						
GRANTEE: CHODAN MARYANN CHRI						
1422/1108	10/07/2020	WD	U	I	12	120,000
GRANTOR: MADISON ALAMOSA HECM						
GRANTEE: A.N.K INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N3 W5 S3 E5$ W26 S25 E12 FOP= S33 E40 N46 W8 S38 W12 S5 W12 N20 W4 N10 W4$ E4 S10 E4 S20 E12 N5 E12 N38 E8 N12$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0210	GARAGE U	0	0	34	36	1,224.00	UT	16.00	16.00	60	2015	2015	3	60	11,750	

LAND DESCRIPTION

TOTAL OB/XF 12,550

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	0		A-1	0.00	0.00	2.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	26,400							

REVIEW DATE 06/21/2021 BY JS Total Acres: 2.40 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 12/31/2024 BY SYS