N1/2 OF N1/2 OF SW1/4 OF NE1/4
EX RD R/W. ORB 492-684,
675-055, 675-059, 760-2168,

HUTCHINS DALE V/HUTCHINS TERESA L
720 SW YALE TER
FORT WHITE, FL 32038

2026

01-6S-15-00490-003

BUILDING CHARACTERISTICS

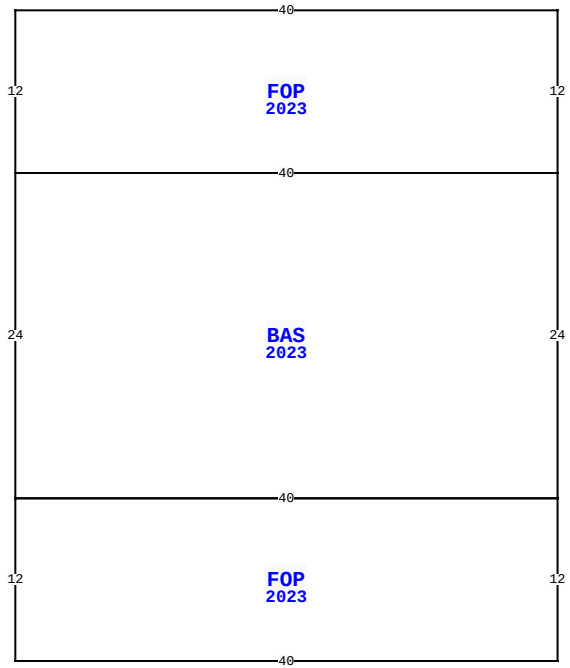
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	1.	1. 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	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2023	960	82,993
FOP	480	30	2023	144	12,449
FOP	480	30	2023	144	12,449
TOTALS	1,920			1,248	107,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	1,248	121.3800	89.82	112,095	2022	2022	0	0	0	3.75	96.25

1 SFR/BARNDO 100% - 2023 Heated Area: 960 HX Base Yr 2023



720 SW YALE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,891
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		92,340
TOTAL MARKET VALUE		204,231
SOH/AGL Deduction		91,981
ASSESSED VALUE		112,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,528
TOTAL JUST VALUE		204,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043804	New Residential C	130,000	03/01/2022
000042759	Electrical Servic	0	09/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0919/0367	1/23/2001	WD	Q	V		34,500
GRANTOR: TAFRESHI						
GRANTEE: DALE & TERESA HUTCH						
0675/0059	1/11/1989	WD	Q	V		20,000
GRANTOR: HUDSON THERESA						
GRANTEE: TAFRESHI ABDOLREZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,31] E40 S24 W40 N24 $
FOP=[YR=2023;ORIG=17,19] E40 S12 W40 N12 $
FOP=[YR=2023;ORIG=17,55] E40 S12 W40 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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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			0.00	0.00	9.72	AC		1.00	1.00	1.00	9,500.00	9,500.00	92,340							

REVIEW DATE 12/13/2022 BY HC Total Acres: 9.72 Total Land Value: 92,340 Market: 0 Agricultural: 0 Common: 92,340 PRINTED 11/19/2025 BY SYS