AKA PARCEL 8, WILSON ACRES UNR S
COMM AT NE COR OF SEC, RUN W 148
FT TO S R/W OF POWELL RD FOR POB

CHAPPELL ROY SCOTT/CHAPPELL SUSAN E
384 SW IOWA DR
FORT WHITE, FL 32038

2025

01-7S-15-01439-608

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

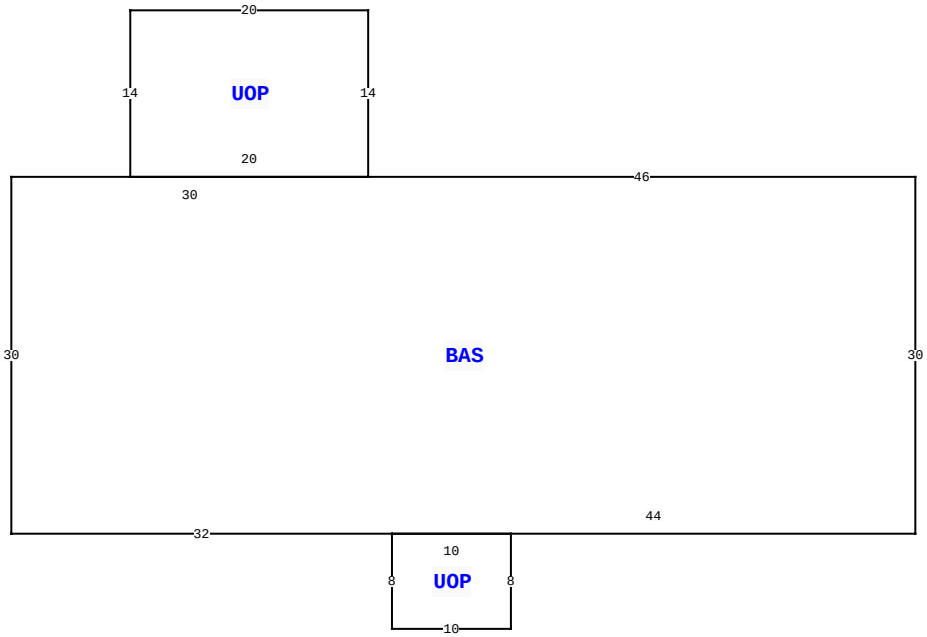
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1715.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	131,582
UOP	80	25		20	1,154
UOP	280	25		70	4,040
TOTALS	2,640			2,370	136,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,370	117.9000	104.93	248,684	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2007 Heated Area: 2280 HX Base Yr 2007



384 SW IOWA DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,776
TOTAL MARKET OB/XF VALUE		22,200
TOTAL LAND VALUE - MARKET		95,950
TOTAL MARKET VALUE		254,926
SOH/AGL Deduction		110,837
ASSESSED VALUE		144,089
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		88,367
TOTAL JUST VALUE		254,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40552	REMODEL	0	09/18/2020
37194	MAINT/ALTR	75	09/11/2018
24172	M H	419	03/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/0505	12/29/2005	WD	Q	V		75,000
GRANTOR: JOHN, HARVEY AND GERA						
GRANTEE: CHAPPELL						
1046/1786	5/17/2005	WD	U	V	08	37,400
GRANTOR: WILSON SPRINGS INC						
GRANTEE: HANSEN & HANSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N14 W20 S14 E20$ W30 S30 E32 UOP= S8 E10 N8 W10$ E44 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	0031	BARN,MT AE	0	100	25	30	750.00	UT	12.00	12.00	100	2006	2006	3	100	9,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		75	4,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

LAND DESCRIPTION

TOTAL OB/XF 22,200

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	100			0.00	0.00	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950							

REVIEW DATE 11/19/2020 BY BC Total Acres: 10.10 Total Land Value: 95,950 Market: 0 Agricultural: 0 Common: 95,950 PRINTED 05/06/2025 BY SYS