LOT 7 HERLONG ACRES S/D.
753-793, 855-443, 865-884, WD 10

HALL JAMES R/HALL RONDA K
492 SW CHASTAIN GLN
FT WHITE, FL 32038

2026

10-6S-16-03812-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

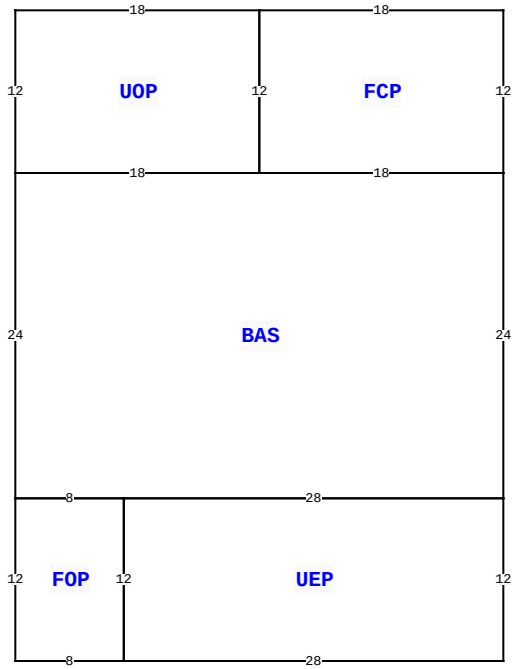
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	47,753
FCP	216	25		54	2,984
FOP	96	35		34	1,879
UEP	336	70		235	12,988
UOP	216	25		54	2,984
TOTALS	1,728			1,241	68,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,241	106.9000	100.49	124,708	1990	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 864 HX Base Yr 2005



492 SW CHASTAIN GLN, 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		68,589
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		137,589
SOH/AGL Deduction		64,788
ASSESSED VALUE		72,801
TOTAL EXEMPTION VALUE	HX HB DX	52,801
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		137,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15124	M H	125	02/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1022/1056	7/30/2004	WD	Q	I		62,500
GRANTOR: BOYKIN						
GRANTEE: JAMES R & RONDA K H						
0865/0884	8/27/1998	WD	Q	V		18,500
GRANTOR: MARTIN						
GRANTEE: BOYKIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S24 FOP= S12 E8 N12 W8$ E8 UEP= S12 E28 N12 W28$ E28 N24 FCP= N12 W18 UOP= W18 S12 E18 N12$ S12 E18$ W18$.

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	1999	1999	3	100	2,500	
2	0296	SHED METAL	0	100	10	12	120.00	UT	7.50	7.50	100	1999	1999	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	8	10	80.00	UT	2.00	2.00	100	1999	1999	3	100	160	
5	0166	CONC,PAVMT	0	100	28	40	1,120.00	UT	2.00	2.00	100	2014	2014	3	100	2,240	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/25/2015 BY DF Total Acres: 5.18 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS