

BRYANT BRUCE R/BRYANT SANDRA
478 SW CHASTAIN GLN
FT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										3									
10 ABOVE AVG. 100										0100 01 3,008 111.2202 124.57 374,707 1983 1983 0 0 35.00 65.00										VALUATION BY STANDARD									
03 GABLE/HIP 100										1 SINGLE FAM 100% - 2004 Heated Area: 2908 HX Base Yr 2004										Tax Group: 3 Tax Dist:									
05 DRYWALL 100																				BUILDING MARKET VALUE 243,560									
14 CARPET 90																				TOTAL MARKET OB/XF VALUE 26,236									
11 CLAY TILE 10																				TOTAL LAND VALUE - MARKET 55,000									
03 CENTRAL 100																				TOTAL MARKET VALUE 324,796									
04 AIR DUCTED 100																				SOH/AGL Deduction 128,062									
4 100																				ASSESSED VALUE 196,734									
2.5 100																				TOTAL EXEMPTION VALUE HX HB VX 55,722									
01 NONE 100																				BASE TAXABLE VALUE 141,012									
1.5 1.5 100																				TOTAL JUST VALUE 324,796									
05 CONV 100																				NCON VALUE 0									
0 100																				INCOME VALUE									
03 03 100																				PREVIOUS YEAR MKT VALUE 324,796									
01 01 100																													
05 05																													
0100 SINGLE FAMILY																													
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 176 100 176 14,251																													
BAS 2,300 100 2,300 186,232																													
FUS 432 100 432 34,979																													
UOP 250 20 50 4,049																													
UOP 250 20 50 4,049																													
TOTALS 3,408 3,008 243,560																													
EXTRA FEATURES										478 SW CHASTAIN GLN, FORT WHITE																			
L N 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 0200 GARAGE F 0 100 24 24 1.00 UT 0.00 0.00 100 0 0 3 100 1,500																													
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 0 0 3 100 1,200																													
3 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000																													
4 0280 POOL R/CON 0 100 32 16 512.00 UT 70.00 70.00 100 1985 1985 3 40 14,336																													
5 0282 POOL ENCL 0 100 0 0 1,000.00 UT 15.00 15.00 100 1985 1985 3 40 6,000																													
6 0169 FENCE/WOOD 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 200																													
LAND DESCRIPTION										TOTAL OB/XF 26,236																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 55,000.00 55,000.00 55,000																													
REVIEW DATE 05/15/2015 BY DF										Total Acres: 5.22 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 10/02/2025 BY SYS									