LOT 10 HERLONG ACRES S/D.
811-2094, LE 1281-525, QC 1408-2

WAKEFIELD IDA L/WAKEFIELD DANIEL ALVA
314 SW CHASTAIN GLN
FORT WHTIE, FL 32038

2026

10-6S-16-03812-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

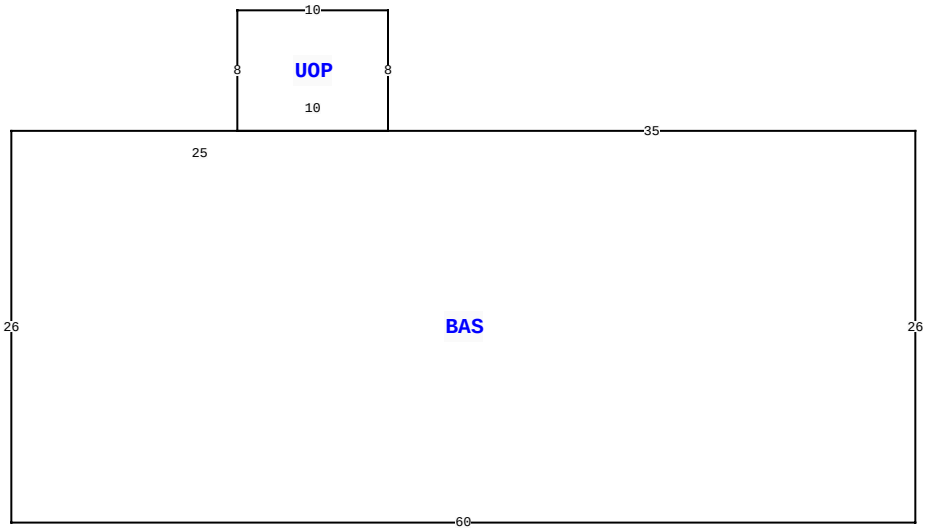
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	91,866
UOP	80	25		20	1,178
TOTALS	1,640			1,580	93,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,580	113.9000	107.07	169,171	2004	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1560 HX Base Yr



314 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		93,044
TOTAL MARKET OB/XF VALUE		19,844
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		167,888
SOH/AGL Deduction		77,289
ASSESSED VALUE		90,599
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		34,877
TOTAL JUST VALUE		167,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044130	Electrical Servic	0	04/07/2022
000041505	Roof Replacement	6,890	03/11/2021
21139	M H	125	10/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/175	7/22/2021	WD	U	I	11	100
GRANTOR: WAKEFIELD IDA L						
GRANTEE: WAKEFIELD IDA L						
1408/2115	3/25/2020	QC	U	I	11	100
GRANTOR: IDA L WAKEFIELD						
GRANTEE: IDA L WAKEFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UOP= N8 W10 S8 E10$ W25 S26 E60 N26$.

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	0280	POOL R/CON	0	100	9	17	153.00	UT	178.50	178.50	100	1982	1982	3	40	10,924	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	50	1993	1993	3	50	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	50	1993	1993	3	50	120	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 19,844

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 04/11/2022 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS