COMM NE COR OF NW1/4, RUN W 661.
POB, CONT W 654.90 FT, S 662.01
FT, N 662.25 FT TO POB. (AKA LOT

CHARTIER DANIELLE/BALES SHAWN
484 SW BLUEGRASS CT
FORT WHITE, FL 32038

2025

15-7S-16-04226-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

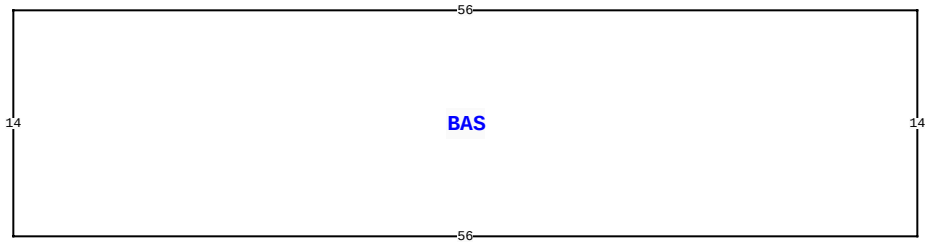
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	15716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	43,331
TOTALS	784			784	43,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	106.9000	100.49	78,784	1984	1984	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2021 Heated Area: 784 HX Base Yr 2021



484 SW BLUEGRASS CT, 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		43,331
TOTAL MARKET OB/XF VALUE		10,950
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		149,471
SOH/AGL Deduction		66,316
ASSESSED VALUE		83,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,433
TOTAL JUST VALUE		149,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,232

SALE:2:1: 10.01 AC

SALE:1:1: RETURNING TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20245	M H	125	12/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/1709	5/20/2020	WD	Q	I	01	35,000
GRANTOR: CLAUDE A WATERS						
GRANTEE: DANIELLE CHARTIER &						
1412/1703	4/17/2020	QC	U	I	11	100
GRANTOR: ADAM LEE WATERS						
GRANTEE: CLAUDE A WATERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	3,000	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,950

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	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							

REVIEW DATE 07/08/2015 BY TW Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 07/08/2025 BY SYS