LOT 5 ASHLEY ACRES S/D.
ORB WD 996-2623. (DC MURRAY
CHAPPELL 1208-786), (LIFE EST

CHAPPELL ANDRA L
161 SW ASHLEY COURT
FT WHITE, FL 32038

2026

17-6S-17-09690-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

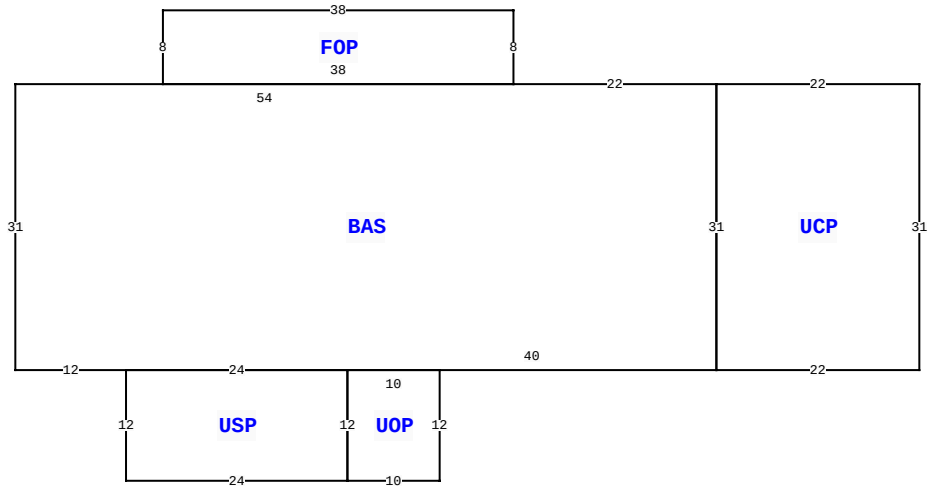
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	138,741
FOP	304	35		106	6,242
UCP	682	20		136	8,009
UOP	120	25		30	1,767
USP	288	35		101	5,948
TOTALS	3,750			2,729	160,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,729	113.9000	107.07	292,194	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2356 HX Base Yr 2004



161 SW ASHLEY 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		160,707
TOTAL MARKET OB/XF VALUE		14,920
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		230,627
SOH/AGL Deduction		112,430
ASSESSED VALUE		118,197
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		62,475
TOTAL JUST VALUE		230,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052865	Roof Replacement	11,239	04/09/2025
20077	M H	125	10/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/1053	2/04/2011	LE	U	I	14	100
GRANTOR: ANDRA L CHAPPELL (RET						
GRANTEE: JILL SEITCHECK (REM						
0996/2623	9/01/2003	WD	Q	V		25,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MURRAY J & ANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N8 W38 S8 E38$ W54 S31 E12 USP= S12 E24 N12 W24$ E24 UOP= S12 E10 N12 W10$ E40 UCP= E22 N31 W22 S31$ N31$.

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	24	24	576.00	UT	10.00	10.00	100	2003	2003	3	100	5,760	
2	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	100	2003	2003	3	100	480	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	480	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 14,920

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 04/28/2025 BY chuck Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/06/2025 BY SYS