(AKA TRACT 12 LYNN-DEE DAIRY FAR
DESC AS): COMM NW COR OF SEC, N
E 1111.14 FT TO SW R/W OF ABAND

O'NEAL DION DANIEL/O'NEAL GAIL A
P O BOX 2487
HIGH SPRINGS, FL 32655

2026

19-7S-17-10025-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

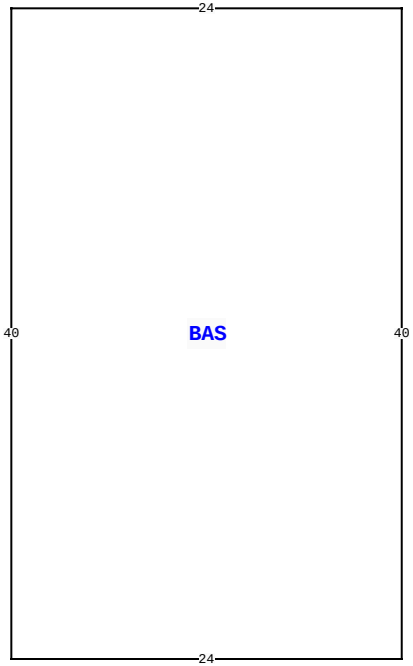
DOR CODE 0101 SFRES/SFRES
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	54,344
TOTALS	960			960	54,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	960	93.6000	104.83	100,637	1994	1994	0	0	15	31.00	54.00

1 SINGLE FAM 0% - 2022 Heated Area: 960 HX Base Yr 2022



351 SW CHALET TER, 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		174,455
TOTAL MARKET OB/XF VALUE		22,900
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		292,450
SOH/AGL Deduction		40,524
ASSESSED VALUE		251,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,204
TOTAL JUST VALUE		292,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19080	M H	125	12/28/2001
9571	PUMP/UTPOL	30	04/05/1995
7815	GARAGE	18,000	11/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/1732	1/31/2025	LE	U	I	14	100
GRANTOR: O'NEAL DION DANIEL (E						
GRANTEE: KNIGHT LEE ORION FK						
1532/1729	1/31/2025	WD	U	I	11	100
GRANTOR: O'NEAL DION DANIEL						
GRANTEE: O'NEAL DION DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 E24 N40$.

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	0210	GARAGE U	0	100	16	40	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,500	
2	0166	CONC,PAVMT	0	100	16	30	480.00	UT	2.00	2.00	100	1994	1994	3	100	960	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1994	1994	3	100	1,440	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0041	BARN,MACH	0	100	40	60	2,400.00	UT	7.00	7.00	100	1994	1994	3	100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 22,900

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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 12/28/2020 BY HC Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/02/2025 BY SYS

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2026

19-7S-17-10025-112

COLUMBIA COUNTY PROPERTY

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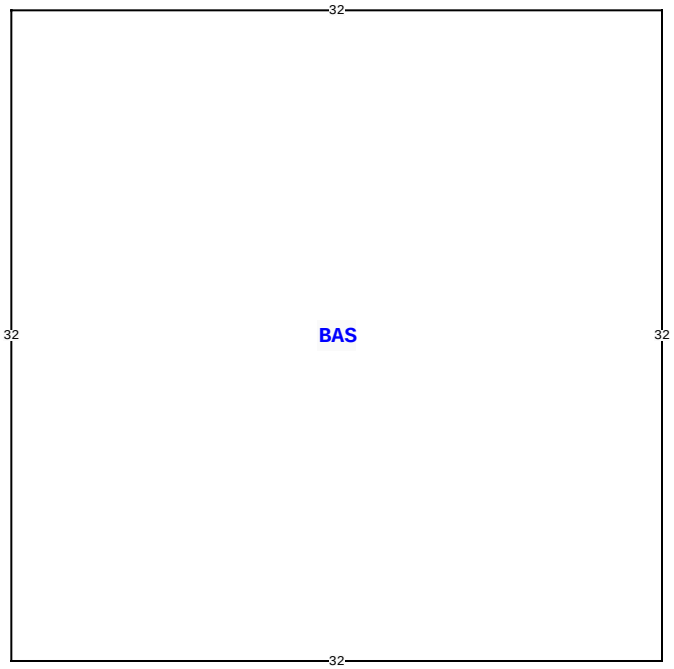
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		N/A 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	120,111
TOTALS	1,024			1,024	120,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	110.2400	123.47	126,433	2020	2020	0	0	0	5.00	95.00

2 SINGLE FAM 100% - 2022 Heated Area: 1024 HX Base Yr 2022



351 SW CHALET TER, FORT WHITE

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GRANTEE: KNIGHT LEE ORION FK						
1532/1729	1/31/2025	WD	U	I	11	100
GRANTOR: O'NEAL DION DANIEL						
GRANTEE: O'NEAL DION DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=26,24] E32 S32 W32 N32 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/28/2020 BY HC Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/02/2025 BY SYS