

COMM NW COR OF SEC, RUN E ALONG
611.49 FT, SW 97.44 FT FOR POB,
FT TO THE W R/W OF SR 47, SW 200

CHAPMAN JANE MONLUX
22392 SW SR-47
FORT WHITE, FL 32038

2026

20-7S-16-04265-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
---------	--	----------	----

NEIGHBORHOOD/LOC	20716.00	1.00/
------------------	----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100		2,060	224,486
FGR	480	55		264	28,769
FOP	42	30		13	1,416
FSP	230	40		92	10,025
UOP	456	20		91	9,917

TOTALS	3,268			2,520	274,614
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.07

REVIEW DATE	10/24/2022	BY	JB
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	124.7400	139.71	352,069	2003	2003	0	0	0	22.00	78.00
1 SINGLE FAM 100% - 2016 Heated Area: 2060 HX Base Yr 2016												

22392 SW STATE ROAD 47 , FORT WHITE	BLD DATE	LGL DATE	03/31/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

TOTAL OB/XF													6,300		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA VA			
A-1	0.00	0.00	10.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	151,050	151,050			

Total Acres: 10.07	Total Land Value: 151,050	Market: 0	Agricultural: 0	Common: 151,050
--------------------	---------------------------	-----------	-----------------	-----------------

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		274,614			
TOTAL MARKET OB/XF VALUE		6,300			
TOTAL LAND VALUE - MARKET		151,050			
TOTAL MARKET VALUE		431,964			
SOH/AGL Deduction		253,835			
ASSESSED VALUE		178,129			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		127,407			
TOTAL JUST VALUE		431,964			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		435,785			

SALE:1:3: UNQUALIFIED.			
SALE:1:2: SALE/ OTHER DEED IN ORB 948-2620.			
SALE:1:1: ORB 948-2623 IS ONE OF 2 DEEDS FOR ONE P			
SALE:2:2: TOTAL OF 25.42 ACRES. UNQUALIFIED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045712	Electrical Servic	0	10/19/2022
000043021	Electrical Servic	0	10/25/2021
32459	ADDN SFR	249	11/06/2014
20790	SFR	363	06/12/2003
20782	M H	125	06/09/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1523/1162	9/06/2024	LE U	I	I	14	100	
GRANTOR: CHAPMAN JANE MONLUX(E)							
GRANTEE: CHAPMAN JOHN ALEXAN							
1299/0373	7/13/2015	QC U	I	I	11	100	
GRANTOR: THOMAS A CHAPMAN							
GRANTEE: JANE MONLUX CHAPMAN							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W30 FSP= W23 S10 E23 N10\$ S10 W23 UOP= N10 W12 S38 E12 N28\$ S34 E24 FOP= E7 N6 W7 S6\$ N6 E7 S6 E22 N14 FGR= E20 N24 W20 S24\$ N30 \$.									