COMM NW COR OF SW1/4 OF SE1/4 OF
FT, S 274.65 FT FOR POB, CONT S
N R/W OF SW HORESHOE LOOP, E 200

RACHLEY NICHOLAS DANIEL
560 SW HORSESHOE LOOP
FORT WHITE, FL 32038

2026

22-7S-16-04291-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

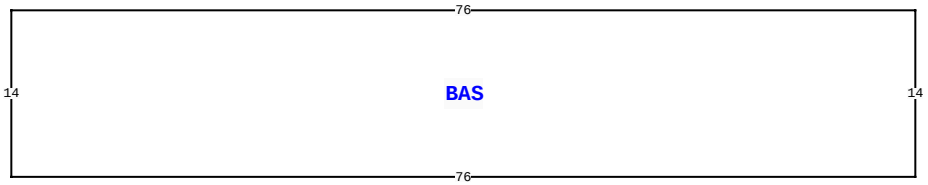
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	16,777
TOTALS	1,064			1,064	16,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,064	87.6000	52.56	55,924	1992	1992	0	0	10	60.00	30.00

1 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr



560 SW HORSESHOE LOOP, 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	16,777
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	33,875
SOH/AGL Deduction	2,965
ASSESSED VALUE	30,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,910
TOTAL JUST VALUE	38,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041970	Mobile Home		05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1830	1/22/2025	QC	U	I	11	100
GRANTOR: JONES CHAD E						
GRANTEE: RACHLEY NICHOLAS DA						
1465/2790	5/03/2022	QC	U	I	11	100
GRANTOR: JONES CHAD E						
GRANTEE: JONES CHAD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=16,16] E76 S14 W76 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0					1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	6200	A	PASTURE 3	0					0.35	AC		1.00	1.00	1.00	280.00	280.00	98							
3	9910	M	MKT.VAL.AG	0					0.35	AC		1.00	1.00	1.00	14,000.00	14,000.00	4,900							

REVIEW DATE 01/23/2023 BY CP Total Acres: 1.35 Total Land Value: 14,098 Market: 4,900 Agricultural: 98 Common: 14,000 PRINTED 11/13/2025 BY SYS