E1/4 OF SW1/4 OF SW1/4.
ORB 774-2055, 827-101,
JTWRS 930-1147, 1148,

WRIGHT MICHAEL C
321 SW CHINOOK GLN
FT WHITE, FL 32038

2026

24-7S-16-04313-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

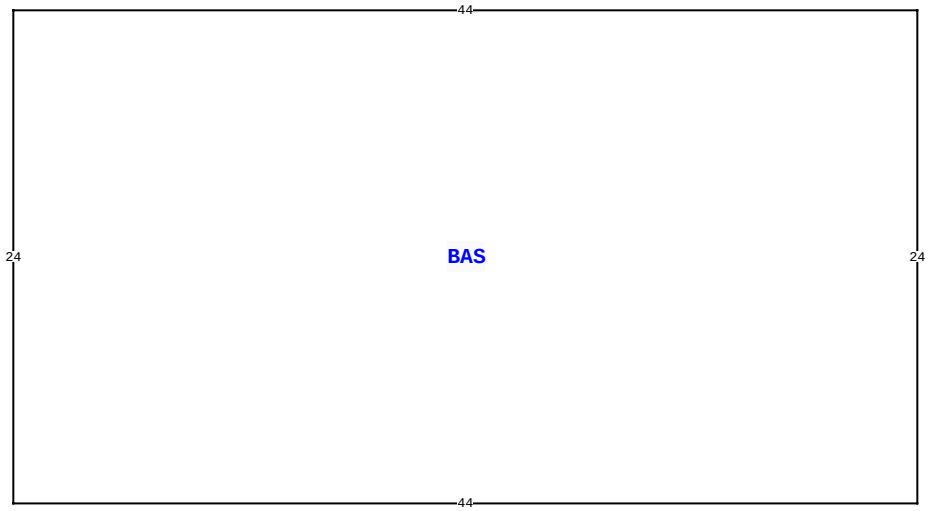
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	62,186
TOTALS	1,056			1,056	62,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	113.9000	107.07	113,066	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2005 Heated Area: 1056 HX Base Yr 2005



321 SW CHINOOK GLN, 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		62,186
TOTAL MARKET OB/XF VALUE		27,900
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		185,181
SOH/AGL Deduction		83,332
ASSESSED VALUE		101,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,127
TOTAL JUST VALUE		185,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,181

BLDG:1:1: REGA MH
XFOB:1:1: REGA MH
SALE:1:1: 10 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042907	Electrical Servic	0	10/06/2021
15795	M H	125	07/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1010/2771	3/12/2004	WD	Q	I	01	73,800
GRANTOR: GREENPOINT						
GRANTEE: MICHAEL C WRIGHT						
0962/0753	9/04/2002	CT	Q	I	01	37,000
GRANTOR: CLERK OF COURT						
GRANTEE: GREENPOINT CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	20	1.00	UT	1,000.00	1,000.00	50	1958	1958	3	50	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0041	BARN,MACH	0	100	0	0	1.00	UT	18,900.00	18,900.00	100	2022	2021		100	18,900	

LAND DESCRIPTION

TOTAL OB/XF 27,900

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	0102	C	SFR/MH	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 12/09/2021 BY JB Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/30/2025 BY SYS