COMM SE COR OF SW1/4 OF SE1/4,
RUN N 672 FT FOR POB, CONT N
252 FT, W 525 FT, S 252 FT, E

TEGGART CHARLES JOSEPH III/TEGGART CHARLES JOSEPH
494 SW UNITY CT
FORT WHITE, FL 32038

2026

24-7S-16-04315-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

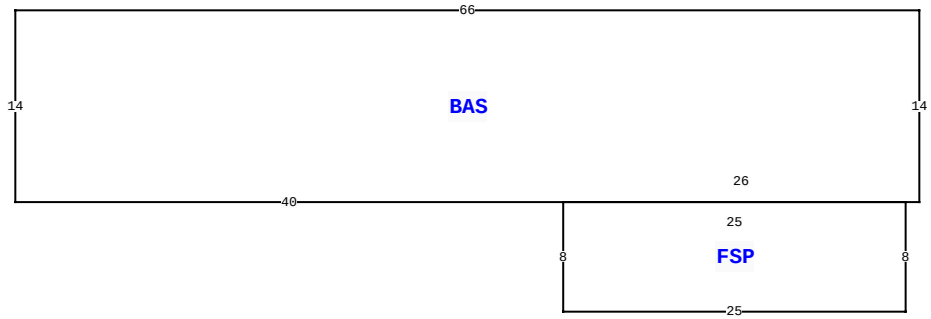
NEIGHBORHOOD/LOC 24716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	55,653
FSP	200	40		80	4,819
TOTALS	1,124			1,004	60,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,004	116.5000	109.51	109,948	1982	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 924 HX Base Yr 2021



494 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,471
TOTAL MARKET OB/XF VALUE		11,022
TOTAL LAND VALUE - MARKET		33,000
TOTAL MARKET VALUE		104,493
SOH/AGL Deduction		29,172
ASSESSED VALUE		75,321
TOTAL EXEMPTION VALUE	HX HB	50,321
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,493

XFOB:1:1: CHAR MH

SALE:1:1: ADDED .30 AC TO HER EXISITING 3 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/1800	2/14/2020	WD	Q	I	01	79,000
GRANTOR: PAUL K SR & CAROLYN R						
GRANTEE: CHARLES JOSEPH TEGG						
1246/1191	12/18/2012	TD	U	I	18	10,600
GRANTOR: CLERK OF COURT (O'STE						
GRANTEE: PAUL K SR & CAROLYN						

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	50	1993	1993	3	50	160	
3	0040	BARN,POLE	0	100	50	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	562	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E40 FSP= S8 E25N8 W25$ E26 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,022

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.30	AC		1.00	1.00	1.00	10,000.00	10,000.00	3,000							

REVIEW DATE 07/13/2015 BY DF Total Acres: 3.30 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 10/30/2025 BY SYS