COMM NE COR, S 1325.12 FT TO NE
NE1/4, CONT S 2876.79 FT FOR POB
FT, W 555.39 FT, N 781.77 FT, E

HATCH KEVIN MICHAEL/SMITH LINDA A
632 SW CHARLET DR
FORT WHITE, FL 32038

2025

24-7S-16-04317-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	04	04

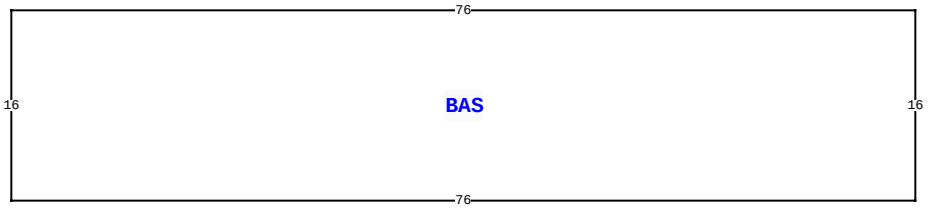
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 24716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	68,505
TOTALS	1,216			1,216	68,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	108.9650	102.43	124,555	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 – 100% - 2002 Heated Area: 1216 HX Base Yr 2002



632 SW CHALET TER, 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		68,505
TOTAL MARKET OB/XF VALUE		10,150
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		123,745
SOH/AGL Deduction		34,292
ASSESSED VALUE		89,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,731
TOTAL JUST VALUE		123,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35318	M H	504	05/15/2017
8604	M H	125	07/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1190	4/13/2023	WD	U	I	11	100
GRANTOR: HATCH LINDA						
GRANTEE: HATCH KEVIN MICHAEL						
0792/1321	6/29/1994	WD	Q	V		24,900
GRANTOR: WALTER & HILLARY WELL						
GRANTEE: WAYNE S & LINDA HAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,150

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 02/01/2024 BY JB Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 06/23/2025 BY SYS