COMM NE COR, RUN S 3425.16 FT FO
776.39 FT, W 559.33 FT, N 776.30
TO POB. (AKA TRACT 32 LYN-DEE DA

REED AARON
424 SW CHALET TER
FORT WHITE, FL 32038

2026

24-7S-16-04317-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

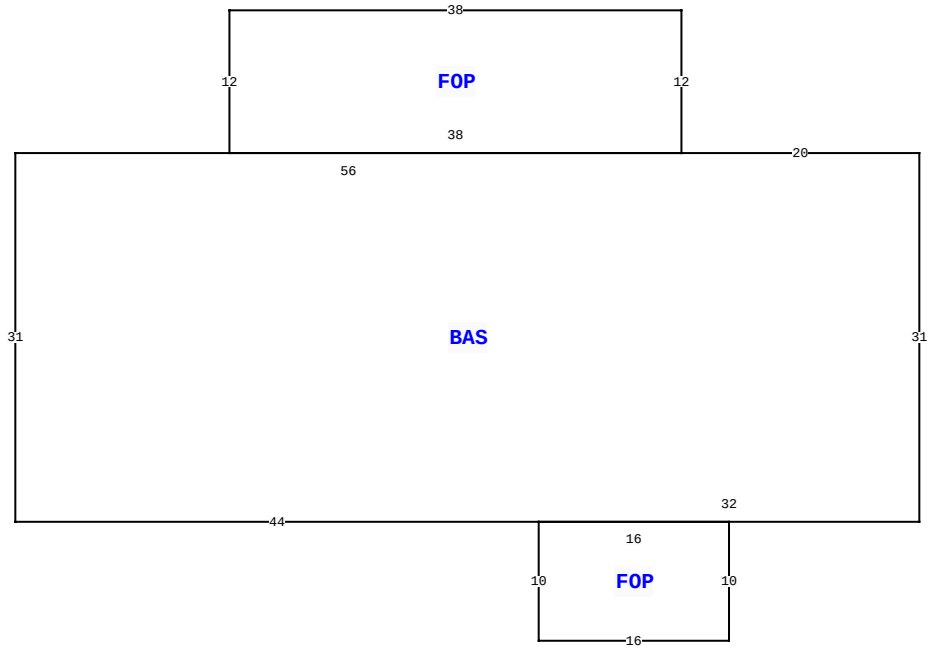
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	159,495
FOP	160	35		56	3,791
FOP	456	35		160	10,832
TOTALS	2,972			2,572	174,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,572	117.9000	116.72	300,204	1998	2008	0	0	0	42.00	58.00

2 MANUF 2 100% - 2024 Heated Area: 2356 HX Base Yr 2024



424 SW CHALET TER, 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		174,118
TOTAL MARKET OB/XF VALUE		39,190
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		308,403
SOH/AGL Deduction		0
ASSESSED VALUE		308,403
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		252,681
TOTAL JUST VALUE		308,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049054	Electrical Servic	0	01/19/2024
27087	M H	441	06/18/2008
13929	M H	125	04/23/1998
9629	M H	125	04/20/1995
9490	M H	125	03/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1713	8/03/2023	WD	Q	I	01	350,000
GRANTOR: MACRIDES BRENDA E						
GRANTEE: REED AARON						
1462/773	5/13/2016	WD	U	I	30	100
GRANTOR: MACRIDES BRENDA E						
GRANTEE: MACRIDES BRENDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W56 S31 E44 E32 N31 $
FOP=[ORIG=-20,0] N12 W38 S12 E38 $
FOP=[ORIG=-32,31] S10 E16 N10 W16 $
.

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	1998	1998	3	100	1,200	
2	0020	BARN,FR	0	100	42	44	1,848.00	UT	15.00	15.00	75	2010	2010	3	75	20,790	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 39,190

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 01/31/2024 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/31/2025 BY SYS