COMM NE COR SEC, S 2658.81 FT FO
766.71 FT, W 563.24 FT, N 775.27
POB.(AKA TRACT 33 LYN-DEE DAIRY

MARSHALL TERRY JOHN JR/MARSHALL TERASA C
330 SW CHALET TER
FORT WHITE, FL 32038

2025

24-7S-16-04317-133

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

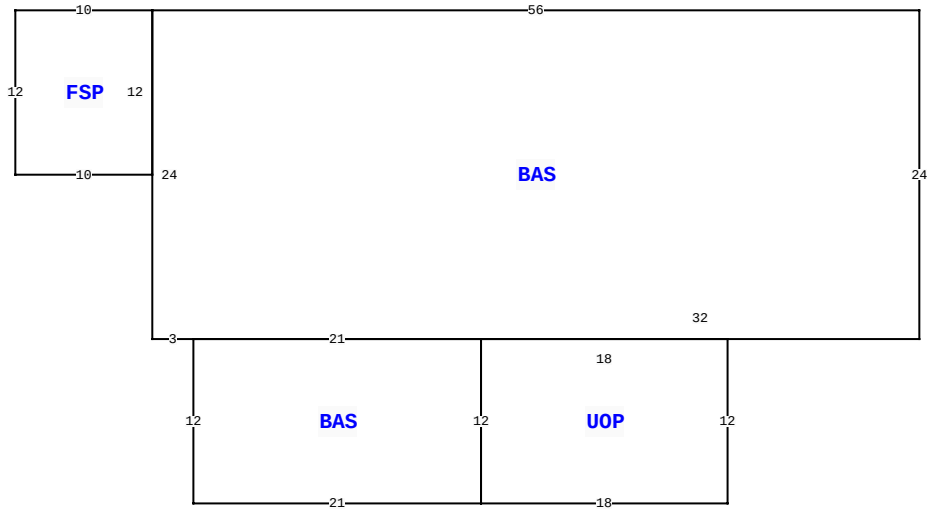
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	13,939
BAS	1,344	100		1,344	74,341
FSP	120	40		48	2,655
UOP	216	25		54	2,987
TOTALS	1,932			1,698	93,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,698	113.0000	100.57	170,768	1991	2005	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2024 Heated Area: 1596 HX Base Yr 2024



330 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		93,922
TOTAL MARKET OB/XF VALUE		36,000
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		225,017
SOH/AGL Deduction		28,570
ASSESSED VALUE		196,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,725
TOTAL JUST VALUE		225,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047975	Storage Building	20,000	08/24/2023
000047565	Electrical Servic	0	06/28/2023
7438	M H	60	08/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/745	5/31/2023	WD	Q	I	01	224,000
GRANTOR: FARMER DAVID WAYNE						
GRANTEE: MARSHALL TERRY JOHN						
0772/0691	3/05/1993	WD	Q	V		24,900
GRANTOR: WELLBORN						
GRANTEE: FARMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S24 E3 E21 E32 N24 $
BAS=[ORIG=-53,24] S12 E21 N12 W21 $
UOP=[ORIG=-32,24] S12 E18 N12 W18 $
FSP=[ORIG=-56,0] W10 S12 E10 N12 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	
3	0030	BARN,MT	0	100	0	0	1.00	UT	28,500.00	28,500.00	100	2024	2023		100	28,500	

LAND DESCRIPTION

TOTAL OB/XF 36,000

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	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 12/14/2023 BY JB Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 05/08/2025 BY SYS