COMM NE COR SEC 24, RUN S 4983.7
CONT S 787.44 FT, W 551.42 FT, N
555.39 FT TO POB. (AKA TRACT 27

T & G HOLDINGS INCORPORATED
3101 SW COLLEGE RD, SUITE 200
OCALA, FL 34474

2026

25-7S-16-04318-127

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	13	LAM/VNLPLK 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	02	02 100
Quality	05	05

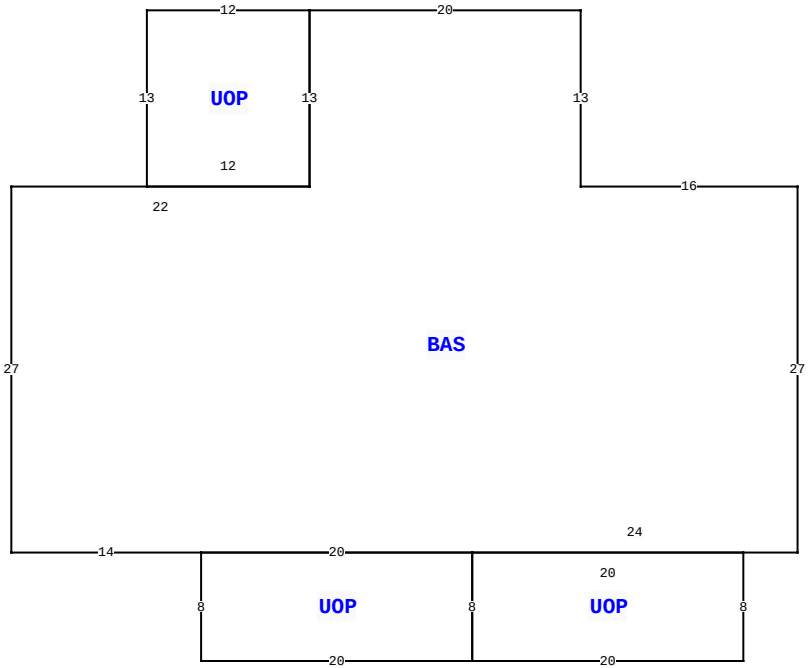
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	169,427
UOP	156	25		39	3,619
UOP	160	25		40	3,711
UOP	160	25		40	3,711
TOTALS	2,302			1,945	180,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,945	124.9500	117.45	228,440	1996	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2025 Heated Area: 1826 HX Base Yr



712 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	180,468
TOTAL MARKET OB/XF VALUE	17,560
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	293,123
SOH/AGL Deduction	0
ASSESSED VALUE	293,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,123
TOTAL JUST VALUE	293,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11192	M H	125	05/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/66	9/30/2024	WD	U	I	41	425,000
GRANTOR: SCHMITT THADDAEUS MAR						
GRANTEE: T & G HOLDINGS INCO						
1473/984	8/11/2022	WD	Q	I	01	112,000
GRANTOR: BUSH EDNA						
GRANTEE: SCHMITT THADDAEUS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N13 W20 UOP= W12 S13 E12 N13$ S13 W22 S27 E14 UOP= S8 E20 N8 W20$ E20 UOP= S8 E20 N8 W20$ E24 N27 $.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	0	26	20	520.00	UT	15.00	15.00	100	2025	2024		100	7,800	
4	0251	LEAN TO W/	0	0	26	12	312.00	UT	5.00	5.00	100	2025	2024		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 17,560

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	0		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 12/17/2024 BY TP Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/19/2025 BY SYS