(AKA LOT 5 JR DICKS TRACT UNR)
NW1/4 OF NW1/4 OF SE1/4.
ORB 799-446, 809-1169, 835-972

CHAFFIN LAURIE A
532 SW COYOTE CIR
FORT WHITE, FL 32038

2026

30-5S-16-03738-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

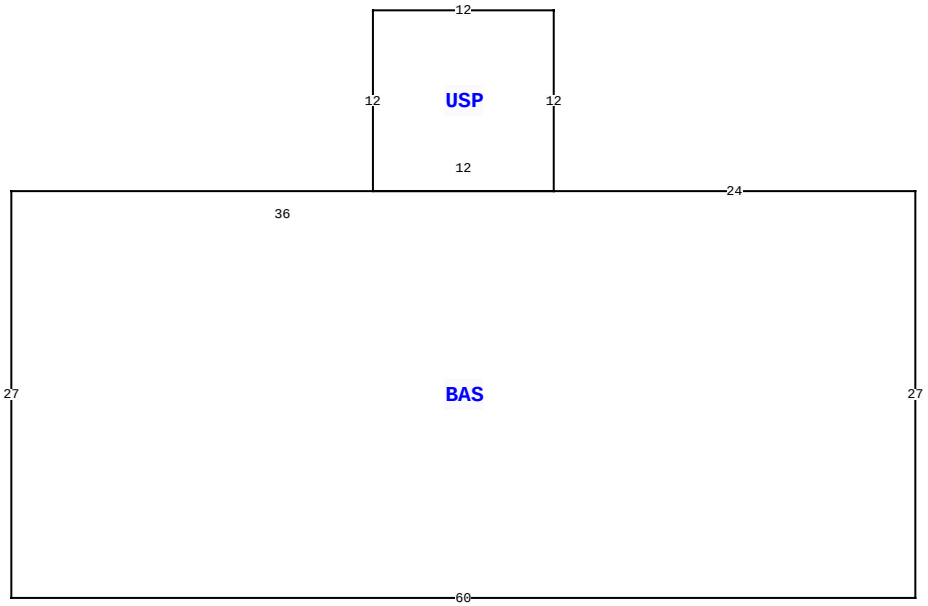
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	85,857
USP	144	35		50	2,650
TOTALS	1,764			1,670	88,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,670	102.5100	96.36	160,921	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2012 Heated Area: 1620 HX Base Yr 2012



532 SW COYOTE CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,507
TOTAL MARKET OB/XF VALUE		21,238
TOTAL LAND VALUE - MARKET		182,880
TOTAL MARKET VALUE		292,625
SOH/AGL Deduction		178,465
ASSESSED VALUE		114,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,438
TOTAL JUST VALUE		292,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,625

LAND:1:1: SPLIT FROM 03738-000

BLDG:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12228	M H	125	03/05/1997
11923	PUMP/UTPOL	30	12/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0426	12/24/2015	WD	U	I	18	45,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LAURIE A CHAFFIN						
1212/2669	3/14/2011	WD	U	I	12	62,700
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LAURIE A CHAFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 USP= N12 W12 S12 E12 $ W36 S27 E60 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	12	10	120.00	UT	5.00	5.00	100	2005	2005	3	100	600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
7	0166	CONC,PAVMT	0	100	16	26	416.00	UT	3.00	3.00	100	2008	2008	3	100	1,248	
8	0060	CARPORT F	0	100	18	26	468.00	UT	5.00	5.00	100	2002	2002	3	100	2,340	
9	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2002	2002	3	100	600	

TOTAL OB/XF 20,438

LAND DESCRIPTION

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	10.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,440							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	82,440							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 11/18/2019 BY BC Total Acres: 20.32 Total Land Value: 182,880 Market: 0 Agricultural: 0 Common: 182,880 PRINTED 11/21/2025 BY SYS

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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
11	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 800

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

REVIEW DATE 11/18/2019 BY BC Total Acres: 20.32 Total Land Value: 182,880 Market: 0 Agricultural: 0 Common: 182,880 PRINTED 11/21/2025 BY SYS