COMM NW COR, RUN E 1111.14 FT TO ABANDONED SCL RR, SE ALONG R/W T WITH W R/W BOB-CAT LANE, RUN S 4

LACOMBE ROBERT/LACOMBE VIVIEN E ALDACOSTA
725 SW CHALET TERR
FT WHITE, FL 32038

2025

30-7S-17-10069-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

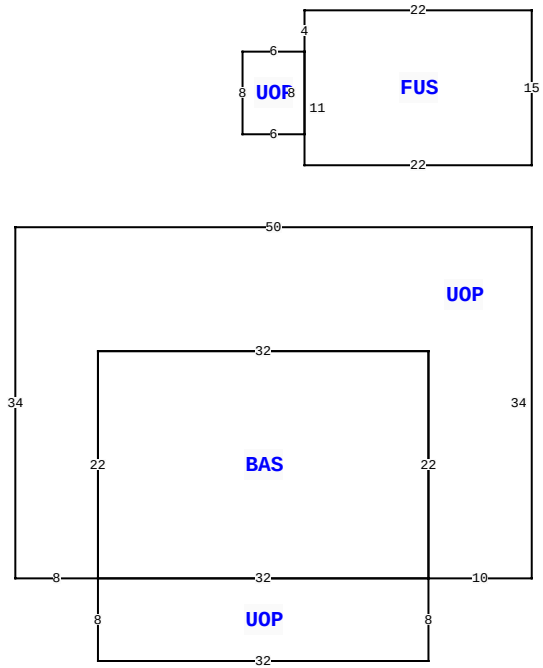
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100		704	66,278
FUS	330	100		330	31,068
UOP	48	20		10	942
UOP	256	20		51	4,802
UOP	996	20		199	18,735
TOTALS	2,334			1,294	121,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,294	106.4000	119.17	154,206	2003	2003	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 1997 Heated Area: 1034 HX Base Yr 1997



725 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		121,823
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		75,075
TOTAL MARKET VALUE		199,998
SOH/AGL Deduction		77,263
ASSESSED VALUE		122,735
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,013
TOTAL JUST VALUE		199,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,813

SALE:1:1: 10.01 AC

BLDG:1:1: MANA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9570	SFR	175	04/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0782/0479	10/27/1993	WD	Q	V		26,900

GRANTOR: WALTER WELLBORN

GRANTEE: LACOMBE-ALDACOSTA

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N34 W50 S34 E8 N22 E32 S22 BAS= N22 W32 S22 E32$ UOP= W32 S8 E32 N8$ E10$ PTR= N40 FUS= N15 W22 S4 UOP= W6 S8 E6 N8$ S11 E22$ S40$.

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	0040	BARN,POLE	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0040	BARN,POLE	0	100	24	49	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,075							

REVIEW DATE 01/30/2018 BY DF Total Acres: 10.01 Total Land Value: 75,075 Market: 0 Agricultural: 0 Common: 75,075 PRINTED 08/14/2025 BY SYS