

COMM NW COR SEC 19, RUN E 1111.1
ABANDONED SCL RR, SE ALONG R/W T
WITH W R/W BOB-CAT LANE, RUN S 4

JANICKI LAURA ANNE
763 SW CHALET TER
FORT WHITE, FL 32038

2026

30-7S-17-10069-120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,472	100		2,472	160,646
FHS	1,500	60		900	58,488
PTO	3,448	5		172	11,177
UGR	800	45		360	23,395
TOTALS	8,220			3,904	253,707

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0011	BARN, BLK A	0 100	25	40	1,000.00	UT	5.00	5.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
4	0262	PRCH, FOP	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.01

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND

0100 01 3,904 100.9071 113.02 441,230 1999 1999 0 0 10 32.50 57.50

1 SINGLE FAM 100% - 2025 Heated Area: 3972 HX Base Yr 2025

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

763 SW CHALET TER, FORT WHITE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0011	BARN, BLK A	0 100	25	40	1,000.00	UT	5.00	5.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
4	0262	PRCH, FOP	0 100	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	10.01

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		253,707	
TOTAL MARKET OB/XF VALUE		7,300	
TOTAL LAND VALUE - MARKET		75,075	
TOTAL MARKET VALUE		336,082	
SOH/AGL Deduction		0	
ASSESSED VALUE		336,082	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		285,360	
TOTAL JUST VALUE		336,082	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15194	SFR	435	03/10/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1491/305	5/16/2023	LE	U	I	14
GRANTOR: RICHARDS SUZANNE L (E					
GRANTEE: JANICKI LAURA ANNE					
0775/0926	5/26/1993	WD	Q	I	
GRANTOR: HILLARY WELLBORN					
GRANTEE: HAROLD RICHARDS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[ORIG=-80,0] W25 S64 E105 N24 W4 D6L2 W10 U6L2 W62 N40 \$									
BAS=[ORIG=0,0] W60 S40 E42 D6R2 E10 U6R2 E4 N40 \$									
FHS=[ORIG=0,-30] N20 W60 S40 E15 N20 E45 \$									
UGR=[ORIG=-60,0] W20 S40 E20 N40 \$									
PTR=[ORIG=0,0] N30 S30 \$									