

COMM NW COR SEC 19, RUN E 1111.1
ABANDONED SCL RR, SE ALONG R/W T
S 4874.06 FT TO C/L RACCOON RUN R

GEYER JAMES E/GEYER TOOTS
895 SW CHALET TERR
FORT WHITE, FL 32038

2026

30-7S-17-10069-123



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	30717.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,852
TOTALS	1,064			1,064	29,852

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	
2	0166	CONC,PAVMT	0	100	12	100	1,200.00	UT	2.00	2.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0040	BARN,POLE	0	100	18	39	702.00	UT	2.50	2.50	
5	0252	LEAN-TO W/	0	100	10	18	180.00	UT	3.00	3.00	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
8	0060	CARPORT F	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	UNIT TYPE	CONSD
1	0102	C	SFR/MH	100		A-1	0.00	0.00	10.01	AC	1.00

REVIEW DATE 01/30/2018 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,064	116.9000	70.14	74,629	1997	1996	0	0	0	60.00	40.00	
2 MOBILE HME 100% - 1997 Heated Area: 1064 HX Base Yr 1997													
14 76 BAS 14 76													
895 SW CHALET TER, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF													
13,795													

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13,795													

Total Acres: 10.01 Total Land Value: 75,075 Market: 0 Agricultural: 0 Common: 75,075

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		29,852
TOTAL MARKET OB/XF VALUE		13,795
TOTAL LAND VALUE - MARKET		75,075
TOTAL MARKET VALUE		118,722
SOH/AGL Deduction		39,028
ASSESSED VALUE		79,694
TOTAL EXEMPTION VALUE		79,694
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		118,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,722

BLDG:2:1: BROA MH
SALE:1:1: TRACT 23 LYN-DEE DAIRY 10.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11629	M H	125	09/09/1996
9959	PUMP/UTPOL	30	07/14/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0804/0866	4/14/1995	WD	Q	V		27,900	
GRANTOR:W H & HILLARY H WELLB							
GRANTEE: JAMES E & TOOTS GEY							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W76 S14 E76 N14\$.													

OTHER ADJUSTMENTS AND NOTES													

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