

S1/2 OF N1/2 OF SW1/4 OF NE1/4 &  
 OF NE1/4, EX RD R/W & EX 6.3 AC  
 1473-2237 & EX 6.46 AC DESC IN W

CHAPMAN ROBERT T/CHAPMAN TAMMY L  
 235 SW SQUIRREL CT  
 FORT WHITE, FL 32038

**2026**

01-6S-15-00490-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT										CONSTRUCTION										VALUATION SUMMARY																																																										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 19,400 <b>TOTAL MARKET VALUE</b> 19,400 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 19,400 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 19,400 <b>TOTAL JUST VALUE</b> 19,400 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 9,700																																																										
DOR CODE 0000 VACANT																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
MAP NUM										MKT AREA 02										<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1533/2428</td> <td>2/07/2025</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>35,000</td> </tr> <tr> <td colspan="7">GRANTOR: THE RESIDUARY FAMILY</td> </tr> <tr> <td colspan="7">GRANTEE: CHAPMAN ROBERT T</td> </tr> <tr> <td>1485/2029</td> <td>3/02/2023</td> <td>WD U</td> <td>V</td> <td></td> <td>39</td> <td>25,000</td> </tr> <tr> <td colspan="7">GRANTOR: THE RESIDUARY FAMILY</td> </tr> <tr> <td colspan="7">GRANTEE: HUYNH LARRY LONG</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1533/2428	2/07/2025	WD Q	V		01	35,000	GRANTOR: THE RESIDUARY FAMILY							GRANTEE: CHAPMAN ROBERT T							1485/2029	3/02/2023	WD U	V		39	25,000	GRANTOR: THE RESIDUARY FAMILY							GRANTEE: HUYNH LARRY LONG						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
1533/2428	2/07/2025	WD Q	V		01	35,000																																																																								
GRANTOR: THE RESIDUARY FAMILY																																																																														
GRANTEE: CHAPMAN ROBERT T																																																																														
1485/2029	3/02/2023	WD U	V		39	25,000																																																																								
GRANTOR: THE RESIDUARY FAMILY																																																																														
GRANTEE: HUYNH LARRY LONG																																																																														
NEIGHBORHOOD/LOC 1615.00 1.00/																				<b>BUILDING NOTES</b>   																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<b>BUILDING DIMENSIONS</b>   																																																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/26/2023 MLU																																																										
EXTRA FEATURES																																																																														
L N	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																																																														
																	<b>LAND DESCRIPTION</b> <table border="1"> <thead> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPTH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0000</td> <td>C</td> <td>VAC RES</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td>1.94</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>10,000.00</td> <td>10,000.00</td> <td>19,400</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1	0000	C	VAC RES	0					1.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	19,400									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	0000	C	VAC RES	0					1.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	19,400																																																													
REVIEW DATE 07/16/2025 BY TP										Total Acres: 1.94										Total Land Value: 19,400																																																										
										Market: 0										Agricultural: 0																																																										
																				Common: 19,400																																																										
PRINTED 03/25/2026 BY SYS																																																																														