LOT 22 APPALACHIE TRACE UNR: COM
SE1/4, RUN S 1097.29 FT, W 519.8
E R/W OF A PRIVATE RD, RUN N 30

SELLITTI LOUIS ANTHONY JR
161 SW CHIPPEWA GLN
FORT WHITE, FL 32038

2027

03-6S-16-03766-122

BUILDING CHARACTERISTICS

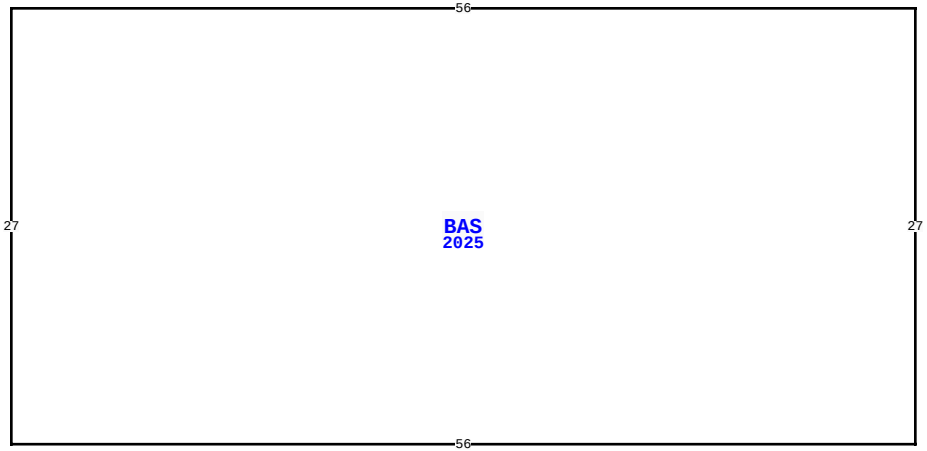
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	132,584
TOTALS	1,512			1,512	132,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	113.0000	90.40	136,685	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026



161 SW CHIPPEWA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,584
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		252,194
SOH/AGL Deduction		54,735
ASSESSED VALUE		197,459
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,048
TOTAL JUST VALUE		252,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049072	Mobile Home		01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1488	7/10/2023	WD	Q	V	01	99,000
GRANTOR: RYAN MARK A						
GRANTEE: SELLITTI LOUIS ANTH						
1134/1198	10/18/2007	WD	Q	V		70,000
GRANTOR: RICHARD & ANN OTTUM						
GRANTEE: MARK & LAURIE RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,15] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS