

LOT 23 APPALACHIE TRACE UNR:
 COMM NE COR OF SE1/4, RUN S 1097
 FT TO A PT ON E END OF A PRIVATE

ROMANO GARY NICHOLAS/ROMANO BARBARA CHRISTEL
 283 SW CHIPPEWA GLN
 FORT WHITE, FL 32038

2026

03-6S-16-03766-123



ELEMENT		CD	BUILDING CHARACTERISTICS	
			CONSTRUCTION	
Exterior Wall	31	VINYL SID	100	
Exterior Wall	00	N/A	0	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	12	HARDWOOD	100	
Interior Floor	00	N/A	0	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	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
BAS	1,836	100	2023	1,836
				208,368
TOTALS	1,836			1,836
				208,368

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,836	117.0000	117.00	214,812	2023	2023	0	0	3.00	97.00	
1 MANUF 3 100% - 2023			Heated Area: 1836			HX Base Yr 2023						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 68 68 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2023 </div> </div>												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/06/2026 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,368
TOTAL MARKET OB/XF VALUE			29,500
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			347,978
SOH/AGL Deduction			198,138
ASSESSED VALUE			149,840
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			98,429
TOTAL JUST VALUE			347,978
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046433	Electrical Servic	0	02/02/2023
000046062	Storage Building	31,000	12/08/2022
000045768	Mobile Home		10/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1520	6/06/2022	LE	U	V	14	110,000
GRANTOR: LINEBACH THOMAS P						
GRANTEE: ROMANO GARY NICHOLA						
1457/1832	1/21/2022	WD	Q	V	01	90,000
GRANTOR: AMPARO EUVARGAIN REVO						
GRANTEE: LINEBACH THOMAS P						

EXTRA FEATURES		283 SW CHIPPEWA GLN, FORT WHITE														
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
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022	100	7,000	
2	0030	BARN, MT	0	100	24	40		1.00	UT 14,400.00	14,400.00	100	2024	2023	100	14,400	
3	0030	BARN, MT	0	100	18	30		1.00	UT 8,100.00	8,100.00	100	2024	2023	100	8,100	

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2023;ORIG=43,7] E68 S27 W68 N27 \$																

LAND DESCRIPTION																	TOTAL OB/XF					29,500		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							