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

2027

03-6S-16-03766-123

BUILDING CHARACTERISTICS

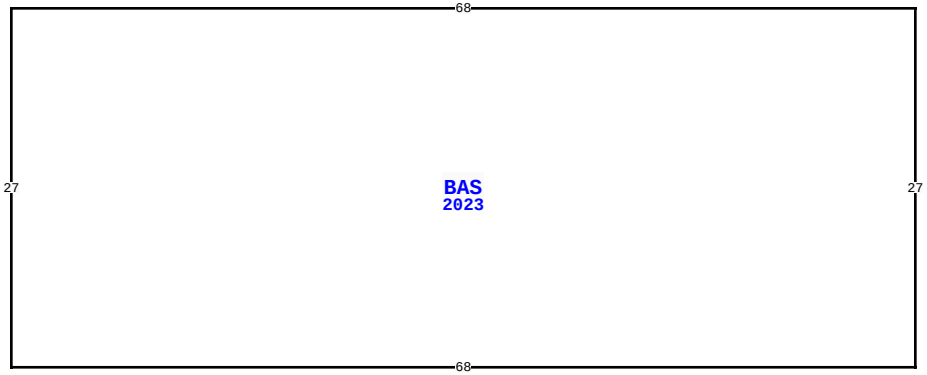
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	SUBAREA MARKET VALUE
BAS	1,836	100	2023	1,836	206,284
TOTALS	1,836			1,836	206,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,836	117.0000	115.83	212,664	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2023 Heated Area: 1836 HX Base Yr 2023



283 SW CHIPPEWA GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,284
TOTAL MARKET OB/XF VALUE		29,500
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		345,894
SOH/AGL Deduction		191,559
ASSESSED VALUE		154,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,924
TOTAL JUST VALUE		345,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,978

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=43,7] E68 S27 W68 N27 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 29,500

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 03/04/2026 BY robin Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS