AKA LOT 5 BLOCK 2 WILSON SPRINGS
1A: COMM NW COR OF SW1/4, RUN S
S 967.53 FT TO SE'LY R/W SW MEMO

PATI CHRISTOPHER M/CHACON JOSE E
200 SW TURTLE PL
FORT WHITE, FL 32038

2027

06-7S-16-04149-205

BUILDING CHARACTERISTICS

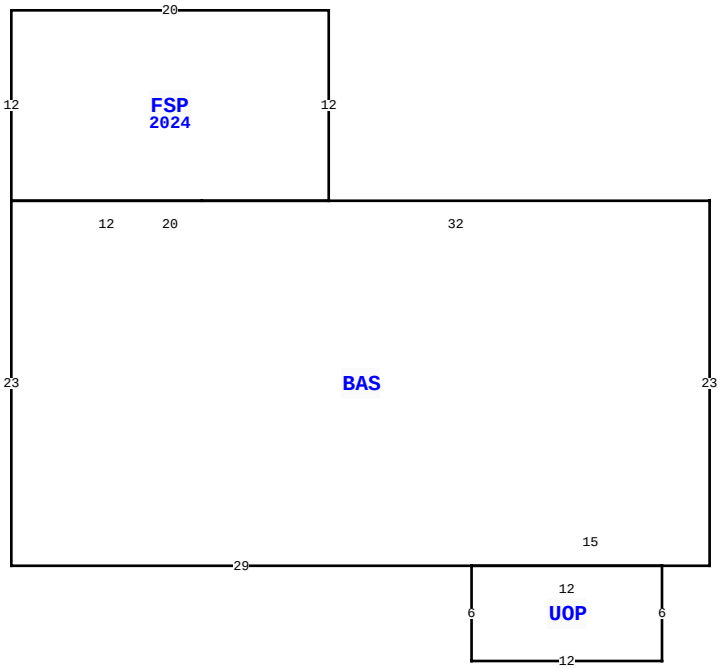
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	98,959
FSP	240	40	2024	96	9,388
UOP	72	25		18	1,760
TOTALS	1,324			1,126	110,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,126	133.1000	123.78	139,376	1989	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1012 HX Base Yr 2025



200 SW TURTLE PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2001	2001	3	100	540	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,107
TOTAL MARKET OB/XF VALUE	13,840
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	143,947
SOH/AGL Deduction	57,833
ASSESSED VALUE	86,114
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	34,703
TOTAL JUST VALUE	143,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1681	1/16/2024	WD	Q	I	01	160,000
GRANTOR: HOPPER DENISE CAROL						
GRANTEE: PATI CHRISTOPHER M						
1429/1252	5/26/2020	WD	U	I	11	100
GRANTOR: BAUGHN WILLARD						
GRANTEE: HOPPER DENISE CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 W12 S23 E29 E15 N23 $
UOP=[ORIG=-15,23] S6 E12 N6 W12 $
FSP=[YR=2024;ORIG=-44,0] N12 E20 S12 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,840

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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/29/2024 BY TP Total Acres: 0.97 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS