(AKA LOT 5 TUSTENUGEE OAKS S/D U
COR, RUN W 40 FT TO W R/W CR-131
638.44 FT TO NE COR LOT 1 TUSTEN

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

2027

07-6S-17-09621-205

BUILDING CHARACTERISTICS

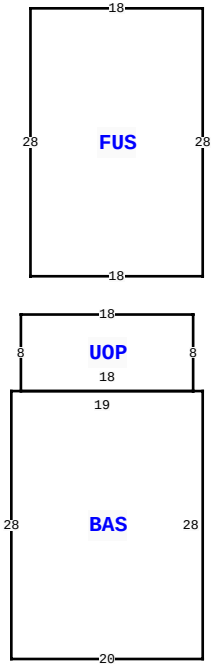
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	63,522
FUS	504	100		504	57,170
UOP	144	20		29	3,289
TOTALS	1,208			1,093	123,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	117.1800	128.90	140,888	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2019 Heated Area: 1064 HX Base Yr 2019



235 SW SQUIRREL CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,981
TOTAL MARKET OB/XF VALUE		15,234
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		249,435
SOH/AGL Deduction		99,582
ASSESSED VALUE		149,853
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,442
TOTAL JUST VALUE		249,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29295	SFR	366	04/07/2011
29110	TR/TRAILER	50	01/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/2582	6/12/2017	WD	Q	I	01	110,000
GRANTOR: DANIEL NEAL HYDE						
GRANTEE: ROBERT TODD & TAMMY						
1195/1390	5/31/2010	WD	Q	V	01	58,000
GRANTOR: ANTHONY L BLALOCK & S						
GRANTEE: DANIEL NEAL HYDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 W1 UOP= N8 W18 S8 E18$ W19 S28 E20$ PTR= N40 FUS= N28 W18 S28 E18$ S40$.

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	0294	SHED WOOD/	0	100	8	10	80.00	UT	10.00	10.00	100	2010	2010	3	100	800	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	24	40	960.00	UT	9.00	9.00	60	2010	2010	3	60	5,184	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 15,234

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	0100	C	SFR	100			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 05/31/2018 BY DF Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/16/2026 BY SYS