

(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

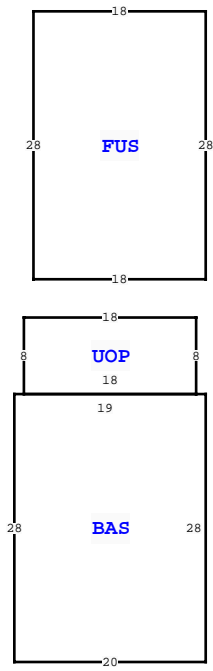
2026

07-6S-17-09621-205



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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 Units	05	CONV	100
		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
BAS	560	100	
FUS	504	100	
UOP	144	20	
TOTALS	1,208		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
				Heated Area:	1064			HX Base Yr	2019		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			126,232
TOTAL MARKET OB/XF VALUE			15,234
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			251,686
SOH/AGL Deduction			106,521
ASSESSED VALUE			145,165
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,754
TOTAL JUST VALUE			251,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,090

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						

EXTRA FEATURES		235 SW SQUIRREL CT, 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	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	

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

BUILDING NOTES	

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

LAND DESCRIPTION												TOTAL OB/XF												15,234				
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	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											