LOT 8 HERLONG ACRES S/D.

517-215, 634-802, 698-811, 726-7

BRYANT BRUCE R/BRYANT SANDRA
478 SW CHASTAIN GLN
FT WHITE, FL 32038

2027

10-6S-16-03812-008

BUILDING CHARACTERISTICS

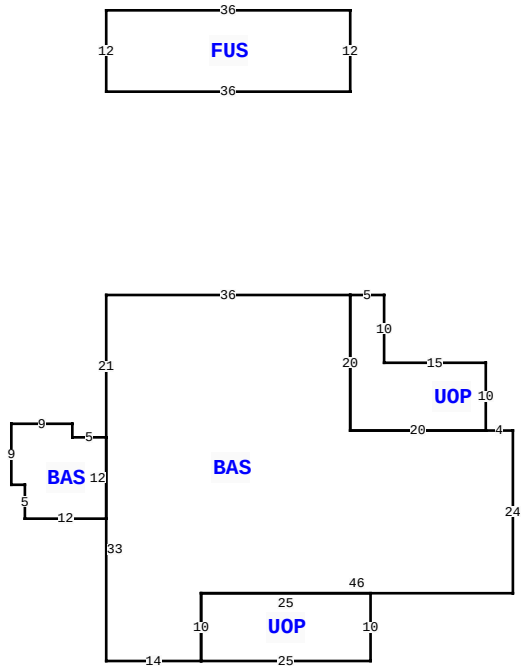
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100		176	13,996
BAS	2,300	100		2,300	182,898
FUS	432	100		432	34,353
UOP	250	20		50	3,976
UOP	250	20		50	3,976
TOTALS	3,408			3,008	239,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,008	111.2202	122.34	367,999	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2908 HX Base Yr 2004



478 SW CHASTAIN GLN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,199
TOTAL MARKET OB/XF VALUE		31,636
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		335,835
SOH/AGL Deduction		128,227
ASSESSED VALUE		207,608
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		151,197
TOTAL JUST VALUE		335,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0993/2283	8/28/2003	WD	Q	I		128,000
GRANTOR: JOHN & BRIANNA LATHAN						
GRANTEE: BRUCE R & SANDRA T						
0871/1613	12/22/1998	WD	Q	I		105,000
GRANTOR: HEINKING						
GRANTEE: LATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S21 BAS= W5 N2 W9 S9 E2 S5 E12 N12$ S33 E14 UOP= E25 N10 W25 S10$ N10 E46 N24 W4 UOP= N10 W15 N10 W5 S20 E20$W20 N20$ PTR=N30 FUS= N12 W36 S12 E36$ S30$.

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	0200	GARAGE F	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1985	1985	3	40	6,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 31,636

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/29/2026 BY KS Total Acres: 5.22 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS