

COMM NE COR OF NW1/4, RUN W 661.
 POB, CONT W 654.90 FT, S 662.01
 FT, N 662.25 FT TO POB. (AKA LOT

CHARTIER DANIELLE/BALES SHAWN
 484 SW BLUEGRASS CT
 FORT WHITE, FL 32038

2026

15-7S-16-04226-139



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		43,331

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2021		78,784	1984	1984	0	0	45.00	55.00	
				Heated Area: 784			HX Base Yr 2021					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,331	
TOTAL MARKET OB/XF VALUE		10,950	
TOTAL LAND VALUE - MARKET		110,220	
TOTAL MARKET VALUE		164,501	
SOH/AGL Deduction		79,101	
ASSESSED VALUE		85,400	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		33,989	
TOTAL JUST VALUE		164,501	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,471	
SALE:2:1: 10.01 AC			
SALE:1:1: RETURNING TO FORMER OWNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20245	M H	125	12/18/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1709	5/20/2020	WD	Q	I	01	35,000
GRANTOR: CLAUDE A WATERS						
GRANTEE: DANIELLE CHARTIER &						
1412/1703	4/17/2020	QC	U	I	11	100
GRANTOR: ADAM LEE WATERS						
GRANTEE: CLAUDE A WATERS						

EXTRA FEATURES																
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	0030	BARN,MT	0	100	0	0			0.00	100	2010	2010	3	100	3,000	
2	0080	DECKING	0	100	0	0			0.00	100	2010	2010	3	100	600	
3	0294	SHED WOOD/	0	100	0	0			0.00	100	2010	2010	3	100	300	
4	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0			0.00	100	2010	2010	3	100	50	
TOTALS													784		43,331	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S14 E56 N14\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110								
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110								