COMM SE COR OF SW1/4, RUN N
877.85 FT, SE 66 DEG 496 FT TO
A PT ON R/W HICKORY CT, NE'LY

WEBB TORY ROBERT
203 SW CHUGWATER GLN
FORT WHITE, FL 32038

2027

16-6S-16-03832-215

BUILDING CHARACTERISTICS

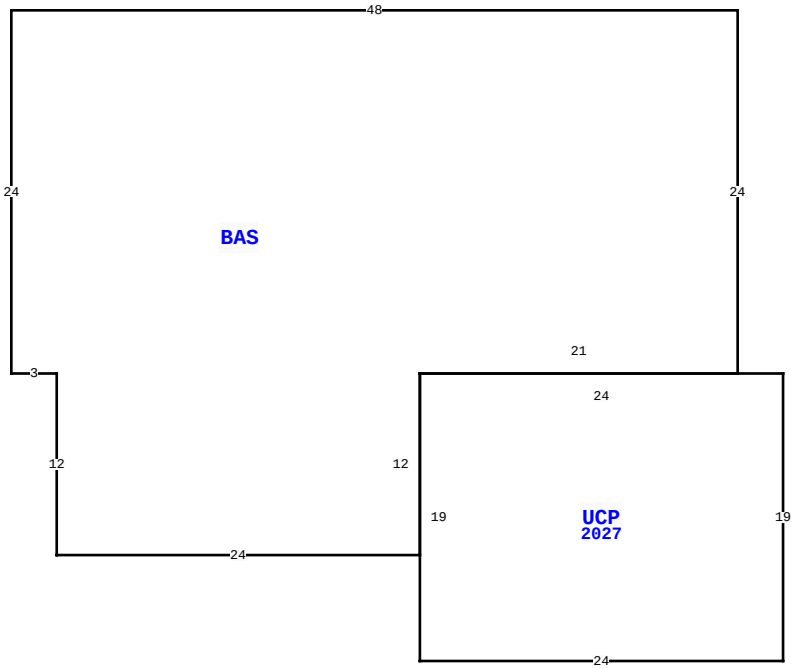
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	32,446
UCP	456	20	2027	91	2,050
TOTALS	1,896			1,531	34,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,531	93.8790	56.33	86,241	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1440 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/02/2022 SPF

203 SW CHUGWATER GLN, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,496
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	57,000
TOTAL MARKET VALUE	55,767
SOH/AGL Deduction	0
ASSESSED VALUE	55,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,767
TOTAL JUST VALUE	98,496
NCON VALUE	2,050
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,887

XFOB:2:1: HAWT MH/SAME MH AS ITEM #1-THIS IS PART
XFOB:1:1: HAWT MH (TRIPLE WIDE-24X12 IS PART OF MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044727	Electrical Servic	0	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/1987	10/26/2017	WD	U	I	37	27,500
GRANTOR: EMMA J BROWN						
GRANTEE: TORY ROBERT WEBB						
1339/1686	6/27/2017	TD	U	I	18	13,600
GRANTOR: CLERK OF COURT						
GRANTEE: EMMA J BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E3 S12 E24 N12 E21 N24 $
UCP=[YR=2027;ORIG=-21,24] E24 S19 W24 N19 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							
2	6200	A	PASTURE 3	0					4.54	AC		1.00	1.00	1.00	280.00	280.00	1,271							
3	9910	M	MKT.VAL.AG	0					0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.54 Total Land Value: 14,271 Market: 44,000 Agricultural: 1,271 Common: 13,000 PRINTED 11/16/2026 BY SYS