BEG SE COR OF SW1/4, RUN N
877.85 FT, SW 496 FT TO N R/W
HICKORY CT, SE 90.75 FT, SW

STRAWDER TRASHONDA T
269 SW CHUGWATER GLN
FT WHITE, FL 32038

2027

16-6S-16-03832-229

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	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
Quality	05	05

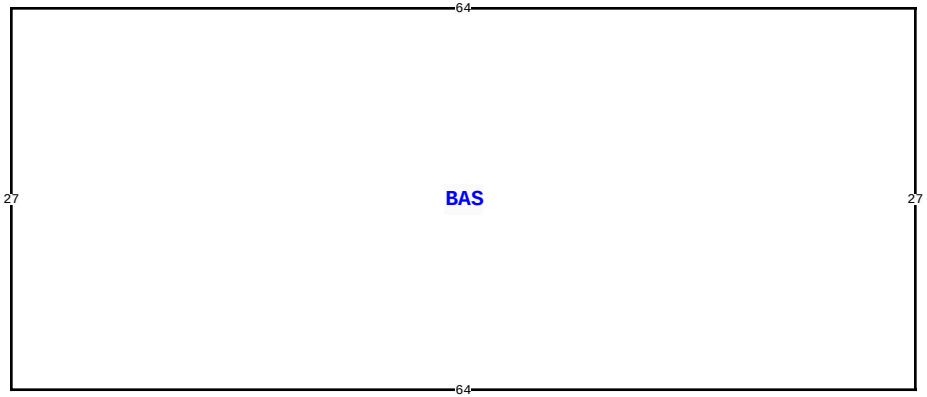
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	157,420
TOTALS	1,728			1,728	157,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	113.9000	105.93	183,047	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1728 HX Base Yr 2019



269 SW CHUGWATER GLN, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	12	24	1.00	UT	5,184.00	5,184.00	100	2027	2026		100	5,184	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,420
TOTAL MARKET OB/XF VALUE		13,384
TOTAL LAND VALUE - MARKET		57,500
TOTAL MARKET VALUE		228,304
SOH/AGL Deduction		97,905
ASSESSED VALUE		130,399
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,988
TOTAL JUST VALUE		228,304
NCON VALUE		5,184
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37047	M H	444	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2710	5/31/2018	WD	Q	V	03	28,900
GRANTOR: ELLEN SNYDER						
GRANTEE: TRASHONDA T STRAWDE						
1361/2708	4/14/2018	QC	U	V	11	100
GRANTOR: JONATHAN KINSLEY						
GRANTEE: ELLEN SNYDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,384

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	50,000.00	57,500.00	57,500							

REVIEW DATE 05/05/2026 BY KS Total Acres: 7.23 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 11/17/2026 BY SYS