COMM INTERS OF E R/W SR-47 & N L
OF SW1/4, RUN S 14 DEG W ALONG R
FOR POB, RUN E 383.15 FT, S 14 D

CHITTY WILLIAM
21949 SW STATE ROAD 47
FORT WHITE, FL 32038

**2027**

**17-7S-16-04232-014**

## BUILDING CHARACTERISTICS

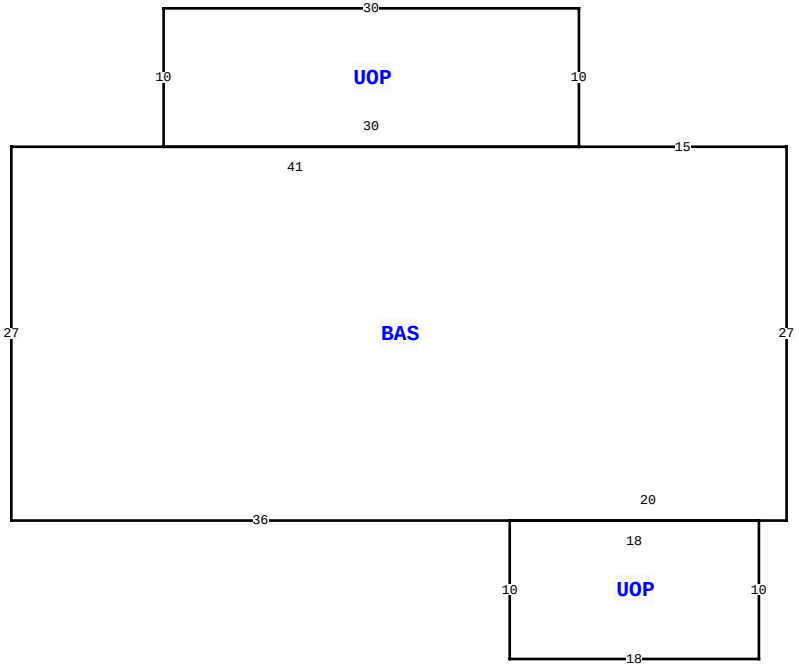
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | 17716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 88,091 |
| UOP | 180 | 25 | | 45 | 2,622 |
| UOP | 300 | 25 | | 75 | 4,370 |
| TOTALS | 1,992 | | | 1,632 | 95,083 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,632 | 113.9000 | 105.93 | 172,878 | 2005 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022




21949 SW STATE ROAD 47 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/08/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 95,083 |
| TOTAL MARKET OB/XF VALUE | | 39,162 |
| TOTAL LAND VALUE - MARKET | | 106,200 |
| TOTAL MARKET VALUE | | 240,445 |
| SOH/AGL Deduction | | 44,871 |
| ASSESSED VALUE | | 195,574 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 144,163 |
| TOTAL JUST VALUE | | 240,445 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 241,468 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33192 | M H | 483 | 07/20/2015 |
| 22222 | M H | 286 | 08/23/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1449/1229 | 10/07/2021 | QC | U | I | 11 | 100 |
| GRANTOR: GOOCH SUSAN D | | | | | | |
| GRANTEE: CHITTY WILLIAM | | | | | | |
| 1290/1031 | 2/27/2015 | WD | Q | I | 01 | 137,500 |
| GRANTOR: TIMOTHY & ANNAMARIE B | | | | | | |
| GRANTEE: SUSAN D GOOCH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 UOP= N10 W30 S10 E30$ W41 S27 E36 UOP= S10 E18 N10 W18$ E20 N27$.

## 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 | 0327 | STABLES-SM | 0 | 100 | 36 | 68 | 2,448.00 | UT | 8.00 | 8.00 | 100 | 2006 | 2006 | 3 | 100 | 19,584 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 150 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 24 | 20 | 480.00 | UT | 4.50 | 4.50 | 100 | 2008 | 2008 | 3 | 100 | 2,160 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 24 | 12 | 288.00 | UT | 11.00 | 11.00 | 100 | 2008 | 2008 | 3 | 100 | 3,168 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,162

| 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 | 11.80 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 106,200 | | | | | | | |

REVIEW DATE 07/09/2015 BY TW Total Acres: 11.80 Total Land Value: 106,200 Market: 0 Agricultural: 0 Common: 106,200 PRINTED 11/17/2026 BY SYS