E1/2 OF SE1/4.

ORB 984-2637, WD 1070-114, WD 11

COLLANTE WERNER R/CHEYNEY-COLLANTE KRISTI
6592 SW 77TH ST
GAINESVILLE, FL 32608

2027

17-7S-17-10010-008

BUILDING CHARACTERISTICS

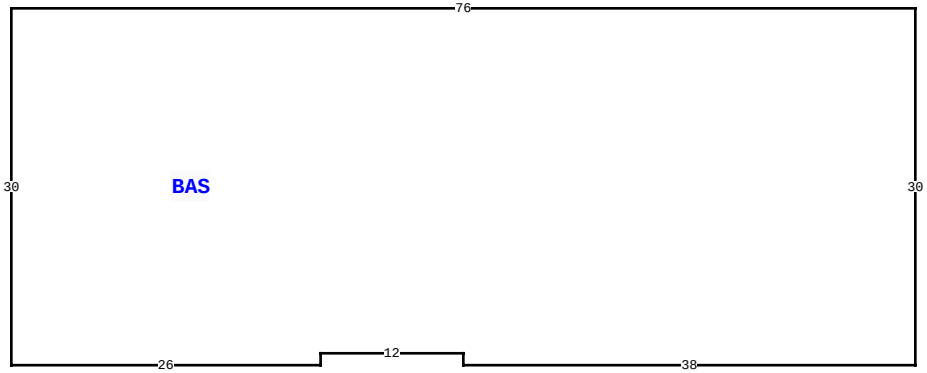
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100		2,268	139,344
TOTALS	2,268			2,268	139,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,268	113.9000	105.93	240,249	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 0 Heated Area: 2268 HX Base Yr



736 SW MOONLIT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	139,344
TOTAL MARKET OB/XF VALUE	19,928
TOTAL LAND VALUE - MARKET	441,265
TOTAL MARKET VALUE	236,246
SOH/AGL Deduction	0
ASSESSED VALUE	236,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,246
TOTAL JUST VALUE	600,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	602,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27558	M H	636	01/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1186	11/30/2017	WD	U	I	30	41,000
GRANTOR: WERNER R COLLANTE & E						
GRANTEE: WERNER R COLLANTE &						
1156/0693	7/15/2008	WD	Q	V		500,000
GRANTOR: ROGER DEWEY LEE						
GRANTEE: WERNR & VALOR COLLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E26 N1 E12 S1 E38 N30$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0040	BARN,POLE	0	0	28	64	1,792.00	UT	3.00	3.00	100	2009	2009	3	100	5,376	
3	0040	BARN,POLE	0	0	24	26	624.00	UT	3.00	3.00	100	2009	2009	3	100	1,872	
4	0040	BARN,POLE	0	0	24	68	1.00	UT	0.00	0.00	100	2013	2013	3	100	4,080	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 19,928

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	10.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	55,000							
2	5500	A	TIMBER 2	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	6200	A	PASTURE 3	0			0.00	0.00	56.23	AC		1.00	1.00	1.00	280.00	280.00	15,744							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	70.23	AC		1.00	1.00	1.00	5,500.00	5,500.00	386,265							

REVIEW DATE 12/11/2017 BY DF Total Acres: 80.23 Total Land Value: 76,974 Market: 386,265 Agricultural: 21,974 Common: 55,000 PRINTED 11/17/2026 BY SYS