

W1/2 OF THE FOLLOWING: COMM AT N
3932.32 FT FOR POB, CONT W 657.9
FT, E 657.94 FT, N 662.15 FT TO

CHRISTIE CANDACE M
232 SW HEATHER CT
FORT WHITE, FL 32038

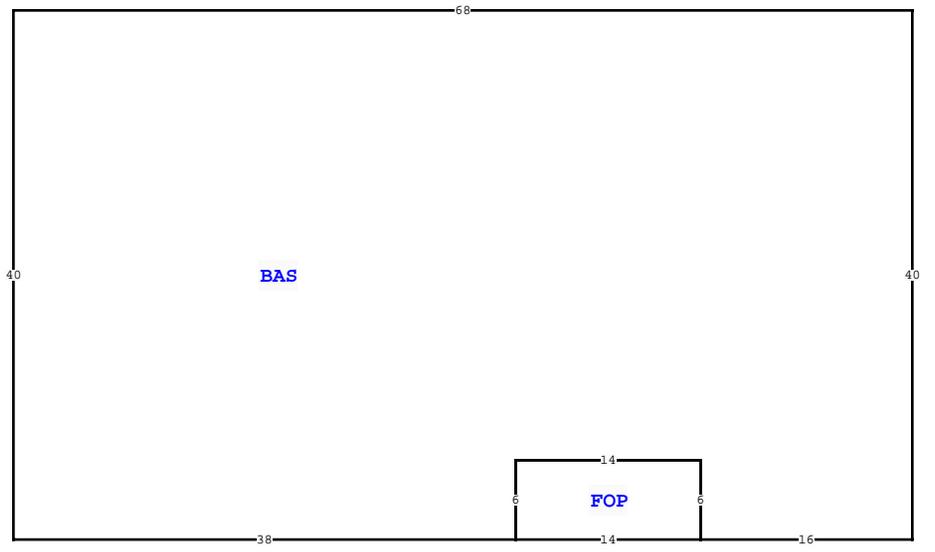
2026

18-6S-17-09696-236


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32		HARDIE BRD	100		
Roof Structur	03		GABLE/HIP	100		
Roof Cover	03		COMP SHNGL	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			3	100		
Bathrooms			2	100		
Frame	01		NONE	100		
Stories	1.		1.	100		
Architectural	05		CONV	100		
Units			0	100		
Quality	05	05				
DOR CODE	0201 MODULAR HOME					
MAP NUM			MKT AREA			02
NEIGHBORHOOD/LOC	18617.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,636	100		2,636	203,261	
FOP	84	30		25	1,928	
TOTALS	2,720			2,661	205,189	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	100%	- 2015								
				Heated Area: 2636				HX Base Yr 2015				

BAS



FOP

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			205,189	
TOTAL MARKET OB/XF VALUE			1,080	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			271,269	
SOH/AGL Deduction			89,865	
ASSESSED VALUE			181,404	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			129,993	
TOTAL JUST VALUE			271,269	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			257,641	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32212	SFR	425	08/15/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1838	12/26/2025	QC	U	I	11	100
GRANTOR: CHRISTIE MICHAEL P						
GRANTEE: CHRISTIE CANDACE M						
1276/2097	6/24/2014	WD	Q	V	03	30,000
GRANTOR: JOHN F SNIPES & MELOD						
GRANTEE: MICHAEL P & CANDACE						

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	0296	SHED METAL	0	100	10	12			9.00	100	2014	2014	3	100	1,080	

232 SW HEATHER CT, FORT WHITE

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W68 S40 E38 FOP= E14 N6 W14 S6\$ N6 E14 S6 E16 N40\$.

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	0201	C	MOD HOME	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000								