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

2027

18-6S-17-09696-236

BUILDING CHARACTERISTICS

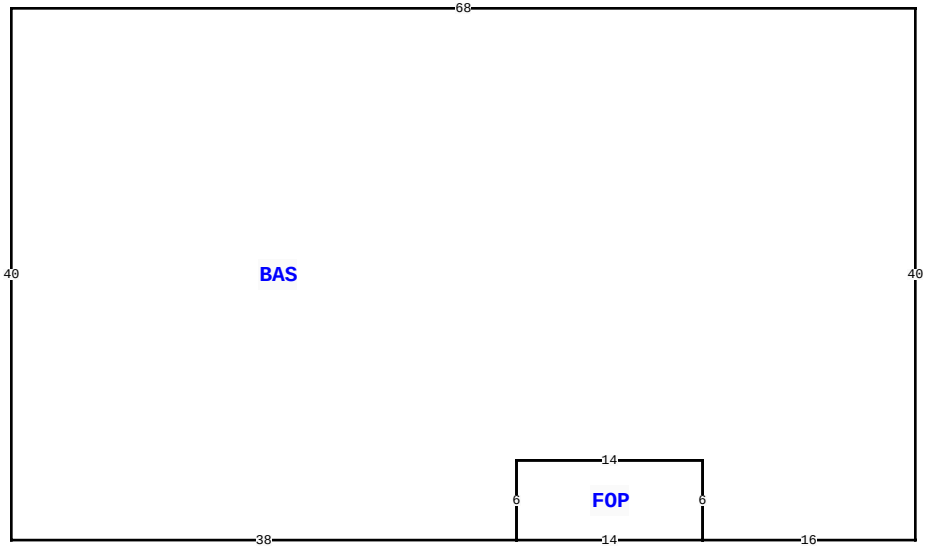
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	201,117
FOP	84	30		25	1,908
TOTALS	2,720			2,661	203,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,661	106.8000	100.39	267,138	2014	2014	0	0	0	24.00	76.00

1 MODULAR 1 100% - 2015 Heated Area: 2636 HX Base Yr 2015



232 SW HEATHER CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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		203,025
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		269,105
SOH/AGL Deduction		82,259
ASSESSED VALUE		186,846
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,435
TOTAL JUST VALUE		269,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,105

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0296	SHED METAL	0	100	10	12	120.00	UT	9.00	9.00	100	2014	2014	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	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							

REVIEW DATE 10/16/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS