

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

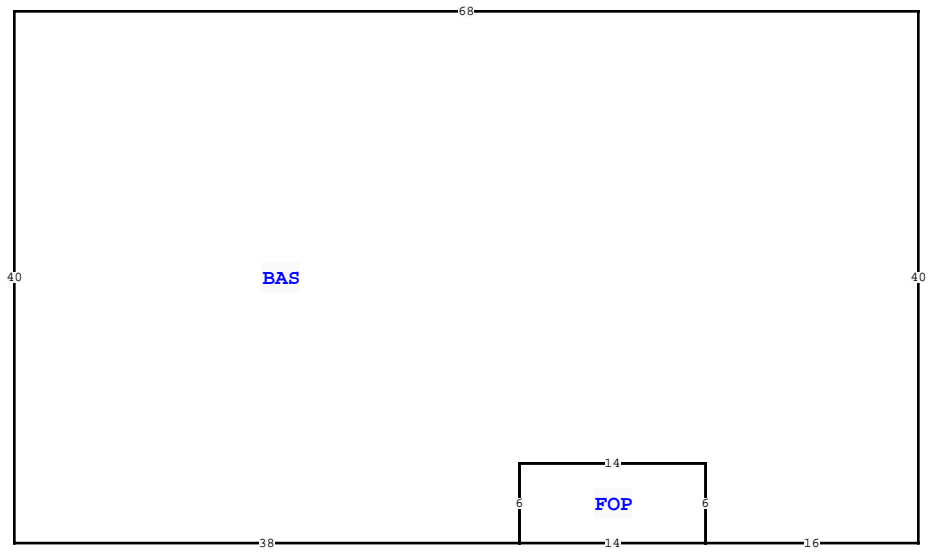
2026

18-6S-17-09696-236


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

BAS



FOP

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			87,701
ASSESSED VALUE			181,404
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			129,993
TOTAL JUST VALUE			269,105
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							