COMM NE COR, RUN W 284.85 FT FOR
1325.27 FT, W 284.93 FT, N 1324.
284.93 FT TO POB.

MCCHESNEY DAWN
485 SW BONIFAY GLN
FT WHITE, FL 32038

**2027**

**19-7S-17-10023-012**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 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 | | 2 100 |
| 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

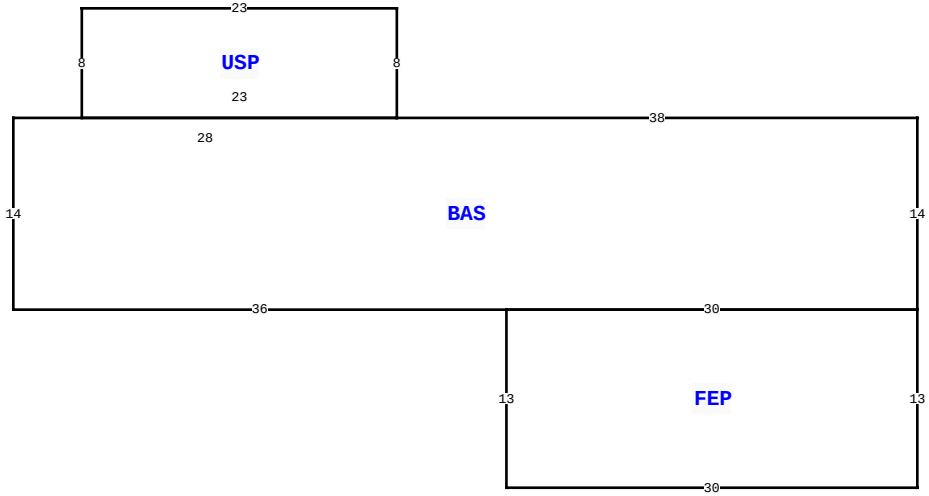
NEIGHBORHOOD/LOC 19717.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 26,589 |
| FEP | 390 | 85 | | 332 | 9,554 |
| USP | 184 | 35 | | 64 | 1,842 |
| TOTALS | 1,498 | | | 1,320 | 37,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,320 | 119.9000 | 71.94 | 94,961 | 1989 | 1989 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 1999 Heated Area: 924 HX Base Yr 1999




485 SW BONIFAY GLN, FORT WHITE

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

## 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 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 32 | 20 | 640.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 1,600 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 20 | 36 | 720.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 1,800 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 37,984 |
| TOTAL MARKET OB/XF VALUE | 12,000 |
| TOTAL LAND VALUE - MARKET | 52,020 |
| TOTAL MARKET VALUE | 102,004 |
| SOH/AGL Deduction | 51,815 |
| ASSESSED VALUE | 50,189 |
| TOTAL EXEMPTION VALUE | HX HB SX 50,189 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 102,004 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 102,004 |

SALE:2:1: 8.67 AC @ $2825/AC. MKT=$1700/AC. MAP #1

XFOB:1:1: FLEETWOOD MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1528/351 | 11/20/2024 | LE | U | I | 14 | 100 |
| GRANTOR: MCCHESNEY DAWN | | | | | | |
| GRANTEE: MCCHESNEY DAWN (ENH | | | | | | |
| 0861/1451 | 6/30/1998 | WD | Q | I | | 55,000 |
| GRANTOR: GALLAGHER EDWARD W SR | | | | | | |
| GRANTEE: DAWN MCCHESNEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 USP= N8 W23 S8 E23$W28 S14 E36 FEP= S13 E30 N13 W30$ E30 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 8.67 | AC | | 1.00 | 1.00 | 0.50 | 12,000.00 | 6,000.00 | 52,020 | | | | | | | |

REVIEW DATE 12/13/2017 BY BC Total Acres: 8.67 Total Land Value: 52,020 Market: 0 Agricultural: 0 Common: 52,020 PRINTED 11/17/2026 BY SYS