

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

MCCHESENEY DAWN
485 SW BONIFAY GLN
FT WHITE, FL 32038

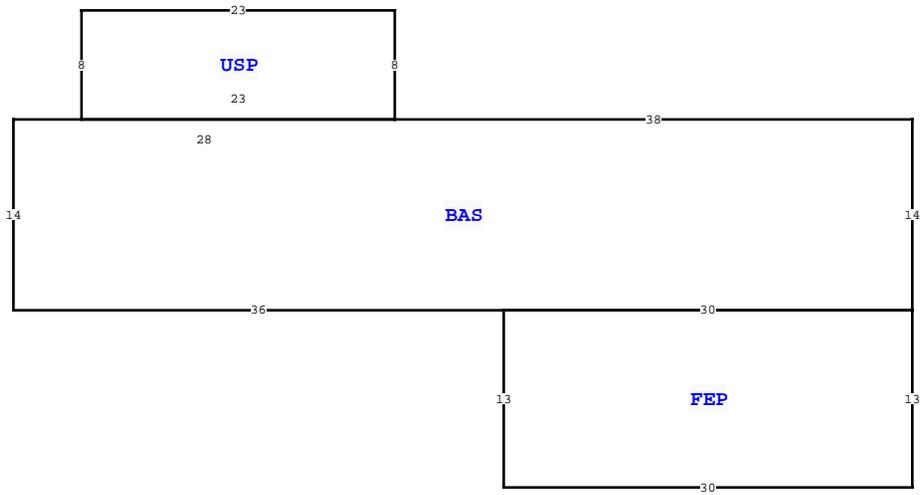
2026

19-7S-17-10023-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 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		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
BAS	924	100	
FEP	390	85	
USP	184	35	
TOTALS	1,498		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1999		94,961	1989	1989	0	0	60.00	40.00
				Heated Area: 924			HX Base Yr 1999				



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			53,277
ASSESSED VALUE			48,727
TOTAL EXEMPTION VALUE	HX HB SX		48,727
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			102,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,166

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: MCCHESENEY DAWN						
GRANTEE: MCCHESENEY DAWN (ENH						
0861/1451	6/30/1998	WD	Q	I		55,000
GRANTOR: GALLAGHER EDWARD W SR						
GRANTEE: DAWN MCCHESENEY						

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

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

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

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	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							