COMM NW COR, RUN E ALONG N LINE
FT TO SW R/W ABANDONED SCL RR, R
DG ALONG R/W 546.68 FT TO INTERS

MCBLAINE ASHLEA/MCBLAINE RYAN
301 SW CHALET TER
FORT WHITE, FL 32038

2027

19-7S-17-10025-111

BUILDING CHARACTERISTICS

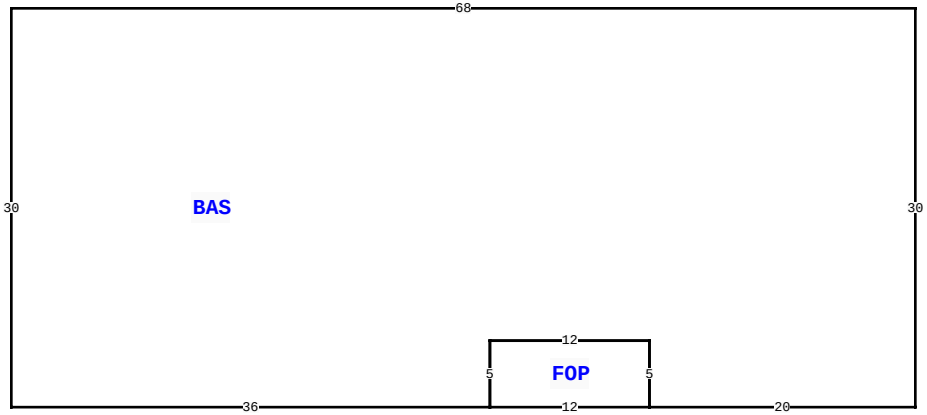
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		19717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	155,794
FOP	60	35		21	1,653
TOTALS	2,040			2,001	157,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,001	107.1000	99.60	199,300	1999	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1980 HX Base Yr 2025



301 SW CHALET TER, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	1998	1998	3	100	480	
2	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	1998	1998	3	100	1,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,447
TOTAL MARKET OB/XF VALUE		11,960
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		279,517
SOH/AGL Deduction		0
ASSESSED VALUE		279,517
TOTAL EXEMPTION VALUE	HX HB 13	279,517
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		279,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,208

SALE:2:1: 10.01 ACRES

SALE:1:1: 10.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14721	M H	125	11/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/1482	2/29/2024	WD	Q	I	01	299,000
GRANTOR: PARNELL SHAUN AARON						
GRANTEE: MCBLAINE ASHLEA						
1495/25	6/29/2023	WD	U	I	37	95,000
GRANTOR: JOHNSON ALICE C						
GRANTEE: PARNELL SHAUN AARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E36 FOP= E12 N5 W12 S5$ N5 E12 S5 E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,960

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/06/2024 BY TP Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS