

COMM SE COR OF SW1/4 OF SE1/4,
 RUN N 672 FT FOR POB, CONT N
 252 FT, W 525 FT, S 252 FT, E

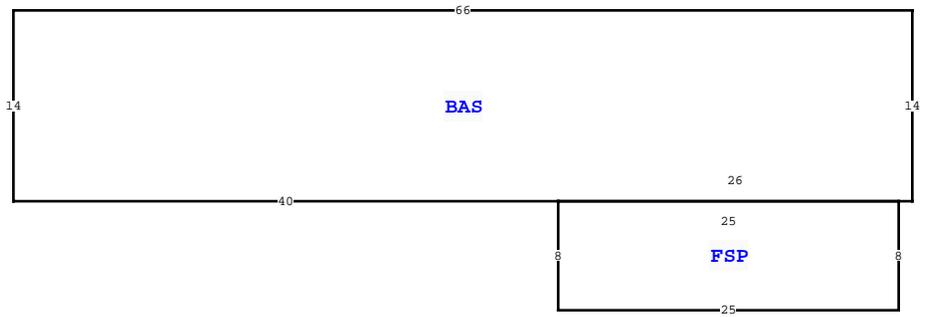
TEGGART CHARLES JOSEPH III/TEGGART CHARLES JOSEPH
 494 SW UNITY CT
 FORT WHITE, FL 32038

2026

24-7S-16-04315-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	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	24716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
FSP	200	40	
TOTALS	1,124		1,004 61,758

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2021		Heated Area: 924					HX Base Yr	2021



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			61,758
TOTAL MARKET OB/XF VALUE			11,022
TOTAL LAND VALUE - MARKET			41,250
TOTAL MARKET VALUE			114,030
SOH/AGL Deduction			38,929
ASSESSED VALUE			75,101
TOTAL EXEMPTION VALUE	HX HB		50,101
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			114,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,493
XFOB:1:1: CHAR MH			
SALE:1:1: ADDED .30 AC TO HER EXISTING 3 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1800	2/14/2020	WD Q	Q	I	01	79,000
GRANTOR: PAUL K SR & CAROLYN R						
GRANTEE: CHARLES JOSEPH TEGG						
1246/1191	12/18/2012	TD U	U	I	18	10,600
GRANTOR: CLERK OF COURT (O'STE						
GRANTEE: PAUL K SR & CAROLYN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	50	1993
2	0296	SHED METAL	0 100	8	8	64.00	UT	5.00	5.00	50	1993
3	0040	BARN, POLE	0 100	50	18	1.00	UT	0.00	0.00	100	1993
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF											
11,022											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	3.00	AC	
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.30	AC	

BUILDING NOTES			
494 SW UNITY CT, FORT WHITE			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/06/2026 MLU			

BUILDING DIMENSIONS											
BAS= W66 S14 E40 FSP= S8 E25N8 W25 E26 N14\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	3.00	AC	
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.30	AC	