

COMM NE COR, RUN S 3425.16 FT FO
776.39 FT, W 559.33 FT, N 776.30
TO POB. (AKA TRACT 32 LYN-DEE DA

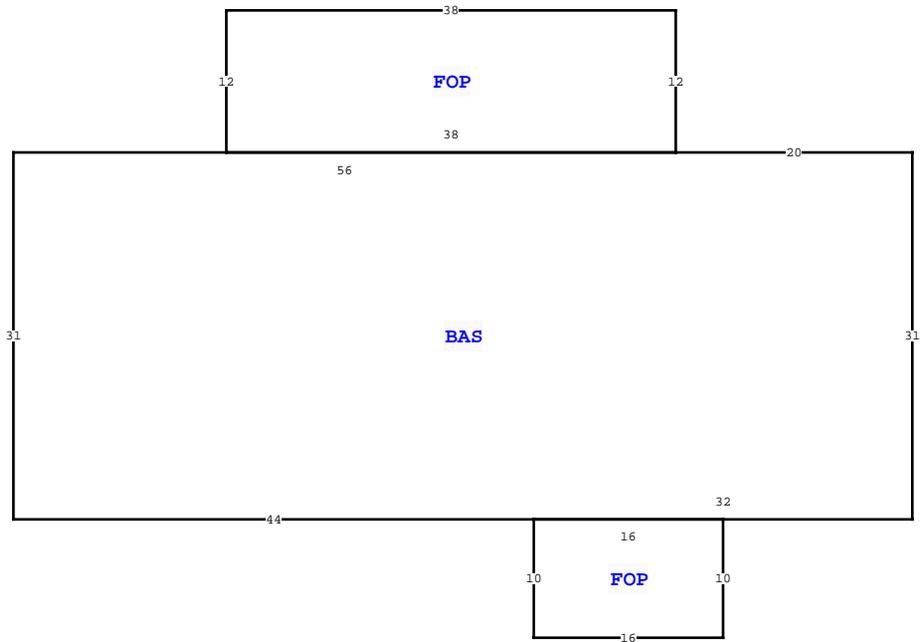
REED AARON
424 SW CHALET TER
FORT WHITE, FL 32038

2026

24-7S-16-04317-132

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		4	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	24716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FOP	160	35	
FOP	456	35	
TOTALS	2,972		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	2,572	117.9000	114.36	294,134	1998	2008		0	0	42.00	58.00	
2 MANUF 2 100% - 2024 Heated Area: 2356 HX Base Yr 2024													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,598
TOTAL MARKET OB/XF VALUE			39,190
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			319,898
SOH/AGL Deduction			0
ASSESSED VALUE			319,898
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			263,487
TOTAL JUST VALUE			319,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049054	Electrical Servic	0	01/19/2024
27087	M H	441	06/18/2008
13929	M H	125	04/23/1998
9629	M H	125	04/20/1995
9490	M H	125	03/21/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1713	8/03/2023	WD	Q	I	01	350,000
GRANTOR: MACRIDES BRENDA E						
GRANTEE: REED AARON						
1462/773	5/13/2016	WD	U	I	30	100
GRANTOR: MACRIDES BRENDA E						
GRANTEE: MACRIDES BRENDA E						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	1998	1998	3	100	1,200	
2	0020	BARN,FR	0	100	42	44	UT	15.00	15.00	75	2010	2010	3	75	20,790	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0060	CARPORT F	0	100	0	0	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
6	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF														39,190				
424 SW CHALET TER, FORT WHITE														BLD DATE		LGL DATE	05/06/2026	MLU
														XF DATE		LAND DATE		
														INC DATE		AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W20 W56 S31 E44 E32 N31 \$													
FOP=[ORIG=-20,0] N12 W38 S12 E38 \$													
FOP=[ORIG=-32,31] S10 E16 N10 W16 \$													

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