

COMM NE COR, RUN S 1986.98 FT
 FOR POB, CONT S 671.83 FT, W
 648.16 FT, N 666.10 FT, E

AMMON NICOLE
 164 SW CHALET TER
 FT WHITE, FL 32038

2026

24-7S-16-04317-136


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		3	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
FEP	216	85	
FOP	128	35	
UOP	120	25	
TOTALS	1,976		1,771

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2012	193,641	2000	2000	0	0	45.00	55.00
Heated Area: 1512 HX Base Yr 2012											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			106,503
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			128,926
SOH/AGL Deduction			72,782
ASSESSED VALUE			56,144
TOTAL EXEMPTION VALUE	HX HB		31,144
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			225,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,287
SALE:4:1: MH ID# 1470031119 INCLUDED			
SALE:3:1: REPO			
SALE:2:1: 10.01 ACRES			
SALE:1:1: TRACT 36 LYN-DEE DAIRY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16400	M H	125	12/13/1999
9324	GARAGE	50	02/03/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/2313	12/19/2011	WD	Q	I	01	89,500
GRANTOR: L FARMER & HARRY A TH						
GRANTEE: NICOLE AMMON						
0904/2350	6/12/2000	QC	Q	I	01	9,500
GRANTOR: L FARMER						
GRANTEE: L FARMER & HARRY A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	25	2000
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	

TOTAL OB/XF											
8,900											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/06/2026								
INC DATE		AG DATE	MLU								

BUILDING NOTES						
BAS= W31 FEP= N12 W18 S12 E18\$ W25 S27 E14 FOP= S8 E16 N8 W16\$ E42 N4 UOP= E8 N15 W8 S15\$ N23\$.						

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	DPHT 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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							