COMM SW COR OF SE1/4, RUN N 2514 FT, N 1460 FT, W 270 FT FOR POB, S 118.53 FT TO CURVE, SW ALONG C

CHAPMAN TED WILLIAM/CHAPMAN TIFFANI LATRICE
231 SW GASTONIA CT
FORT WHITE, FL 32038

2027

27-6S-16-03950-129

BUILDING CHARACTERISTICS

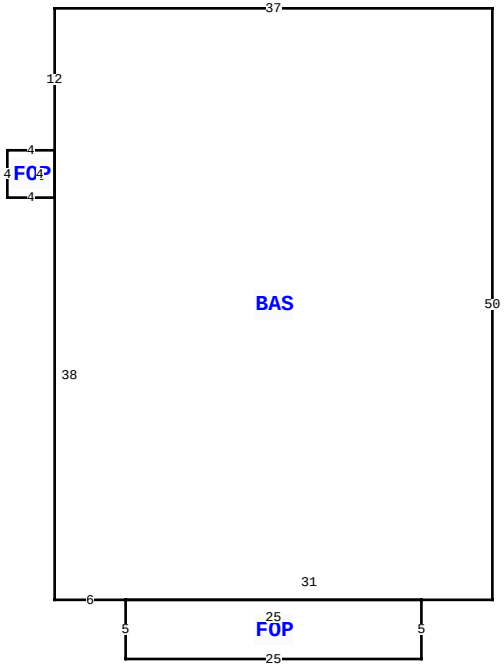
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	203,389
FOP	16	30		5	550
FOP	125	30		38	4,178
TOTALS	1,991			1,893	208,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	108.6400	119.50	226,214	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1850 HX Base Yr 2018



231 SW GASTONIA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
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	10	12	120.00	UT	10.00	10.00	100	2017	2017	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,117
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		226,317
SOH/AGL Deduction		70,747
ASSESSED VALUE		155,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,159
TOTAL JUST VALUE		226,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34249	SFR	585	07/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1365	6/22/2016	WD	U	V	11	100

GRANTOR: LEISA KAY BROWN

GRANTEE: TED WILLIAM & TIFFA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S12 FOP= W4 S4 E4 N4$ S38 E6 FOP= S5 E25 N5 W25$ E31 N50$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0100	C	SFR	100		00	0.00	0.00	0.20	LT		1.00	1.00	1.00	50,000.00	50,000.00	10,000							

REVIEW DATE 06/04/2026 BY JB Total Acres: 1.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/17/2026 BY SYS