

(AKA LOT 5 JR DICKS TRACT UNR)
 NW1/4 OF NW1/4 OF SE1/4.
 ORB 799-446, 809-1169, 835-972

CHAFFIN LAURIE A
 532 SW COYOTE CIR
 FORT WHITE, FL 32038

2026

30-5S-16-03738-005



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		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		3		100	
Bathrooms		2		100	
Stories	1.	1.		100	
Architactual	01	CONV		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	03	03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	30516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	85,857
USP	144	35		50	2,650
TOTALS	1,764			1,670	88,507

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								
Heated Area: 1620						HX Base Yr 2012						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				88,507	
TOTAL MARKET OB/XF VALUE				21,238	
TOTAL LAND VALUE - MARKET				182,880	
TOTAL MARKET VALUE				292,625	
SOH/AGL Deduction				178,775	
ASSESSED VALUE				113,850	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				62,439	
TOTAL JUST VALUE				292,625	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				292,625	
LAND:1:1: SPLIT FROM 03738-000					
BLDG:1:1: FLEE MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
12228	M H	125	03/05/1997		
11923	PUMP/UTPOL	30	12/04/1996		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0426	12/24/2015	WD	U	I	18	45,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LAURIE A CHAFFIN						
1212/2669	3/14/2011	WD	U	I	12	62,700
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LAURIE A CHAFFIN						

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	1.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	12	10	120.00	5.00	100	2005	2005	3	100	600	
3	9947	Septic	0	100	0	0	1.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	0.00	100	2005	2005	3	100	400	
5	9946	Well	0	0	0	0	1.00	4,000.00	100			3	100	4,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	0.00	100	2008	2008	3	100	50	
7	0166	CONC,PAVMT	0	100	16	26	416.00	3.00	100	2008	2008	3	100	1,248	
8	0060	CARPORT F	0	100	18	26	468.00	5.00	100	2002	2002	3	100	2,340	
9	9945	Well/Sept	0	0	0	0	1.00	7,000.00	100			3	100	7,000	
10	0294	SHED WOOD/	0	100	8	10	80.00	7.50	100	2002	2002	3	100	600	

TOTAL OB/XF													20,438											
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	10.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,440							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	82,440							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
04/08/2025 MLU						

BUILDING DIMENSIONS						
BAS= W24 USP= N12 W12 S12 E12 \$ W36 S27 E60 N27\$.						

