COMM NW COR SEC 19, RUN E 1111.1
ABANDONED SCL RR, SE ALONG R/W T
WITH W R/W BOB-CAT LANE, RUN S 4

JANICKI LAURA ANNE
763 SW CHALET TER
FORT WHITE, FL 32038

2027

30-7S-17-10069-120

BUILDING CHARACTERISTICS

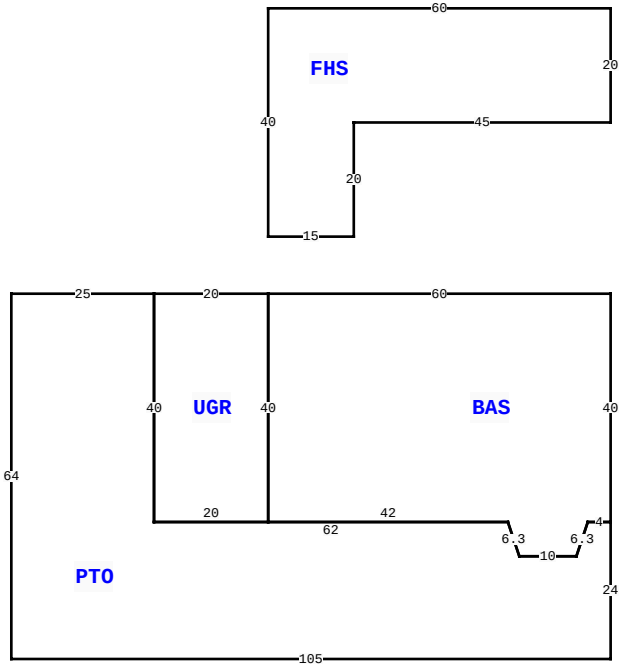
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100		2,472	102,150
FHS	1,500	60		900	37,190
PTO	3,448	5		172	7,107
UGR	800	45		360	14,876
TOTALS	8,220			3,904	161,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0186	01	3,904	100.9071	78.71	307,284	1999	1999	0	0	15	32.50	52.50

1 SFR/BARNDO 100% - 2025 Heated Area: 3972 HX Base Yr 2025



763 SW CHALET TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0011	BARN,BLK A	0	100	25	40	1,000.00	UT	5.00	5.00	100	1999	1999	3	100	5,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,324
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		100,100
TOTAL MARKET VALUE		268,724
SOH/AGL Deduction		0
ASSESSED VALUE		268,724
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,313
TOTAL JUST VALUE		268,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15194	SFR	435	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/305	5/16/2023	LE	U	I	14	100
GRANTOR: RICHARDS SUZANNE L (E						
GRANTEE: JANICKI LAURA ANNE						
0775/0926	5/26/1993	WD	Q	I		39,900
GRANTOR: HILLARY WELLBORN						
GRANTEE: HAROLD RICHARDS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[ORIG=-80,0] W25 S64 E105 N24 W4 D6L2 W10 U6L2 W62 N40 $
BAS=[ORIG=0,0] W60 S40 E42 D6R2 E10 U6R2 E4 N40 $
FHS=[ORIG=0,-30] N20 W60 S40 E15 N20 E45 $
UGR=[ORIG=-60,0] W20 S40 E20 N40 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							

REVIEW DATE 01/30/2018 BY DF Total Acres: 10.01 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 11/17/2026 BY SYS