LOT 14 ARROW WOOD S/D.

ORB 529-302, 674-286, 687-220, 9

WHITAKER CECIL/WHITAKER JUSTYNE M
573 SW CHAP DRIVE
FORT WHITE, FL 32038

2027

36-6S-16-04096-004

BUILDING CHARACTERISTICS

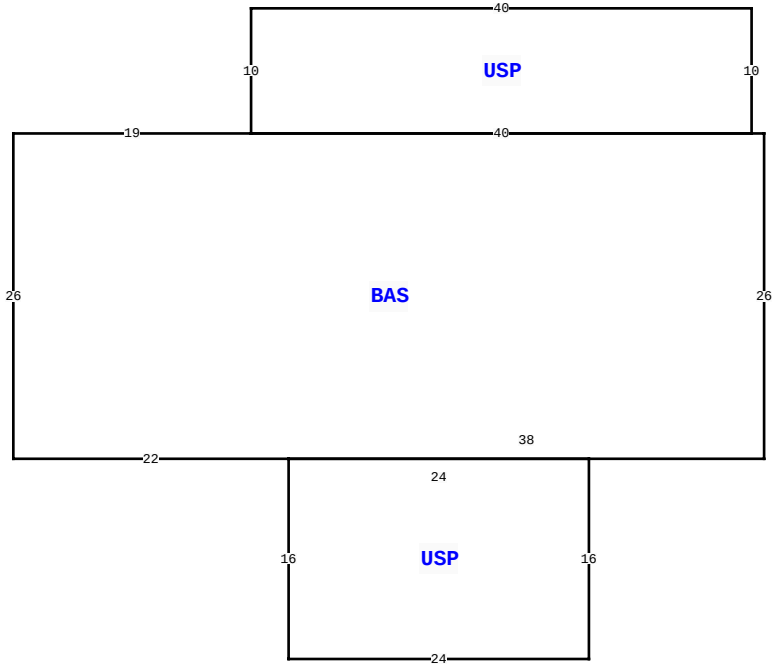
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	43,018
USP	384	35		134	3,695
USP	400	35		140	3,861
TOTALS	2,344			1,834	50,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,834	114.9000	68.94	126,436	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1560 HX Base Yr 2006



573 SW CHAP DR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	17	24	408.00	UT	2.00	2.00	100	2003	2003	3	100	816	
2	0296	SHED METAL	0	100	21	24	504.00	UT	5.00	5.00	100	2003	2003	3	100	2,520	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	5.00	100	2003	2003	3	100	2,400	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,574
TOTAL MARKET OB/XF VALUE		13,436
TOTAL LAND VALUE - MARKET		78,840
TOTAL MARKET VALUE		142,850
SOH/AGL Deduction		76,751
ASSESSED VALUE		66,099
TOTAL EXEMPTION VALUE	HX HB	41,099
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,850

XFOB:1:1: 1990 FLEETLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1020/0431	7/02/2004	WD	Q	I		66,500
GRANTOR: THOMAS H CANNON						
GRANTEE: CECIL & JUSTYNE M W						
0939/2614	11/15/2001	WD	Q	I	04	16,000
GRANTOR: HETTIE LOU GLENN						
GRANTEE: MARANGONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S26 E22 USP= S16 E24 N16 W24$ E38 N26 W1 USP= N10 W40 S10 E40$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 13,436

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	0200	C	MBL HM	100			0.00	0.00	6.57	AC		1.00	1.00	1.00	12,000.00	12,000.00	78,840							

REVIEW DATE 05/15/2026 BY NH Total Acres: 6.57 Total Land Value: 78,840 Market: 0 Agricultural: 0 Common: 78,840 PRINTED 11/17/2026 BY SYS