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

**2026**

**36-6S-16-04096-004**

## BUILDING CHARACTERISTICS

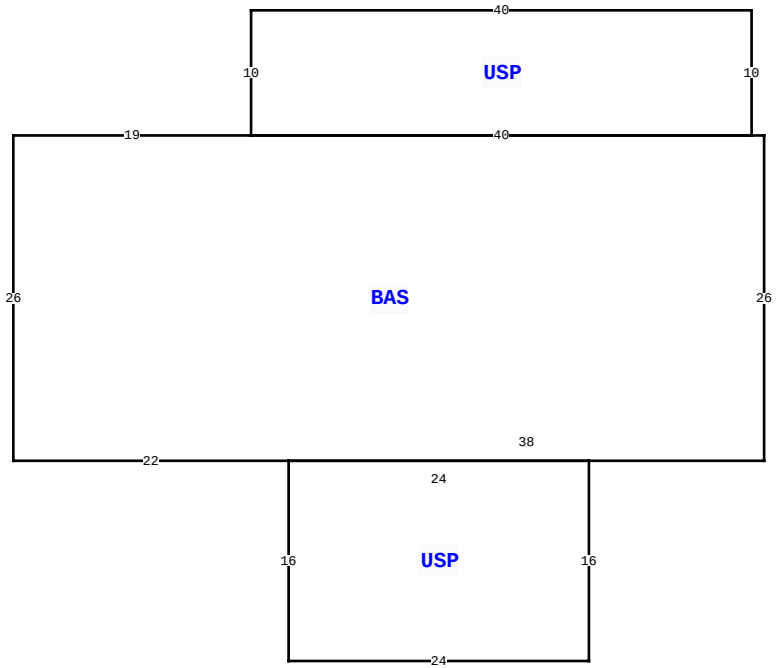
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | |

## 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 | | 78,676 |
| ASSESSED VALUE | | 64,174 |
| TOTAL EXEMPTION VALUE | HX HB | 39,174 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 142,850 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 126,425 |

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$.

## 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 | |

## 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 06/25/2015 BY DF Total Acres: 6.57 Total Land Value: 78,840 Market: 0 Agricultural: 0 Common: 78,840 PRINTED 06/10/2026 BY SYS