LOT 27 BLOCK 2 UNIT 23 THREE RIV
748-487, QC 1002-2360, QC 1169-1

JENKINS SHELIA TYANE
631 SW TEXAS LN
FORT WHITE, FL 32038

2026

00-00-00-01437-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

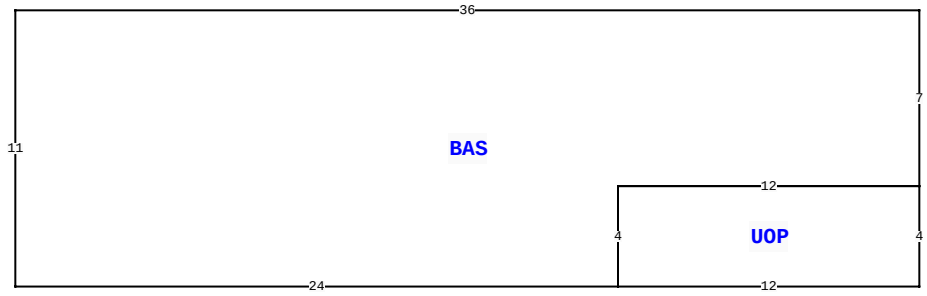
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100		348	17,615
UOP	48	20		10	506
TOTALS	396			358	18,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	358	100.4880	62.30	22,303	2010	2010	0	0	0	18.75	81.25

3 STRG/CONV 0% - 2022 Heated Area: 348 HX Base Yr



631 SW TEXAS LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,121
TOTAL MARKET OB/XF VALUE	789
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	36,910
SOH/AGL Deduction	0
ASSESSED VALUE	36,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,910
TOTAL JUST VALUE	36,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9299	M H	125	01/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/1187	3/18/2009	QC	U	I	11	100
GRANTOR: SHELIA TYANE MILLER						
GRANTEE: SHELIA TYANE JENKIN						
1002/2360	11/21/2003	QC	Q	I	03	100
GRANTOR: BILLY RAY & NANCY JAN						
GRANTEE: SHELIA TYANE MILLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S11 E24 UOP= E12 N4 W12 S4$ N4 E12 N7$.

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	0261	PRCH, UOP	0	0	7	11	77.00	UT	7.00	7.00	100	2016	2016	3	100	539	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 789

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	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/28/2022 BY GM Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2025 BY SYS