FORT WHITE: COMM NW COR OF BLOCK
S 134 FT FOR POB, RUN E 105 FT,
W 105 FT, N 75.92 FT TO POB.

SHAUGHNESSY HAAS ENTERPRISES LLC
18588 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

00-00-00-14414-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

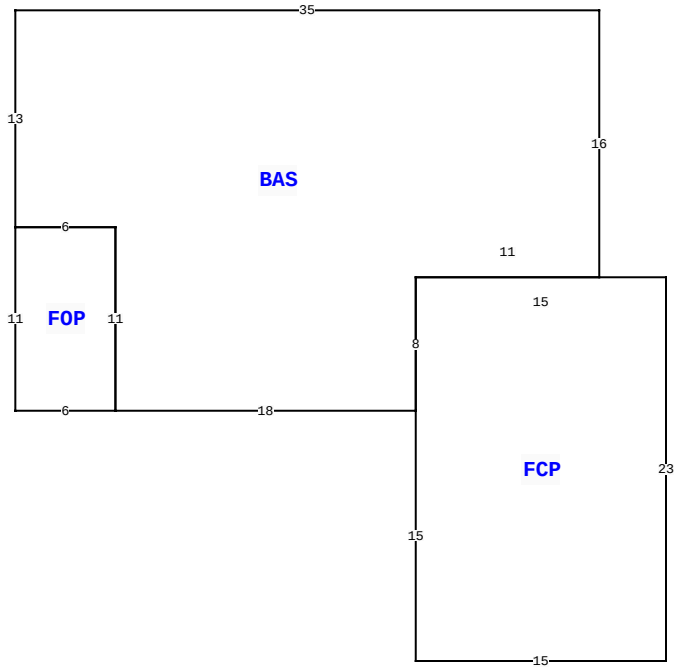
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	686	100		686	69,347
FCP	345	25		86	8,694
FOP	66	30		20	2,022
TOTALS	1,097			792	80,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	792	138.8600	155.52	123,172	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 686 HX Base Yr



18387 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	80,062
TOTAL MARKET OB/XF VALUE	3,509
TOTAL LAND VALUE - MARKET	29,929
TOTAL MARKET VALUE	113,500
SOH/AGL Deduction	0
ASSESSED VALUE	113,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,500
TOTAL JUST VALUE	113,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048321	Roof Replacement	6,000	10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0341	6/26/2020	QC	U	I	11	100
GRANTOR: CHRISTIAN SHAUGHNESSY						
GRANTEE: SHAUGHNESSY HAAS EN						
1405/0419	2/04/2020	WD	Q	I	01	88,000
GRANTOR: JAMES P FORRESTER						
GRANTEE: CHRISTIAN SHAUGHNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S13 FOP= S11 E6 N11W6$ E6 S11 E18 FCP= S15 E15 N23 W15 S8$ N8 E11 N16$.

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	0260	PAVEMENT-A	0	0	0	0	2,478.00	UT	1.30	1.30	100	2007	2007	3	100	3,221	
2	0166	CONC,PAVMT	0	0	0	0	96.00	UT	3.00	3.00	100	2007	2007	3	100	288	

LAND DESCRIPTION

TOTAL OB/XF 3,509

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	1100	C	STORE 1FLR	0		00	0.00	0.00	7,981.00	SF		1.00	1.00	1.50	2.50	3.75	29,929							

REVIEW DATE 11/15/2023 BY JS Total Acres: 0.18 Total Land Value: 29,929 Market: 0 Agricultural: 0 Common: 29,929 PRINTED 11/17/2025 BY SYS