COMM SE COR OF SEC FOR POB, W 10
R/W LINE OF ELIM CHURCH RD, W 60
LINE OF SW ICHTUCKNEE AVE, N 625

MCMAHON SARAH
8355 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2026

01-6S-15-00500-000

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	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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

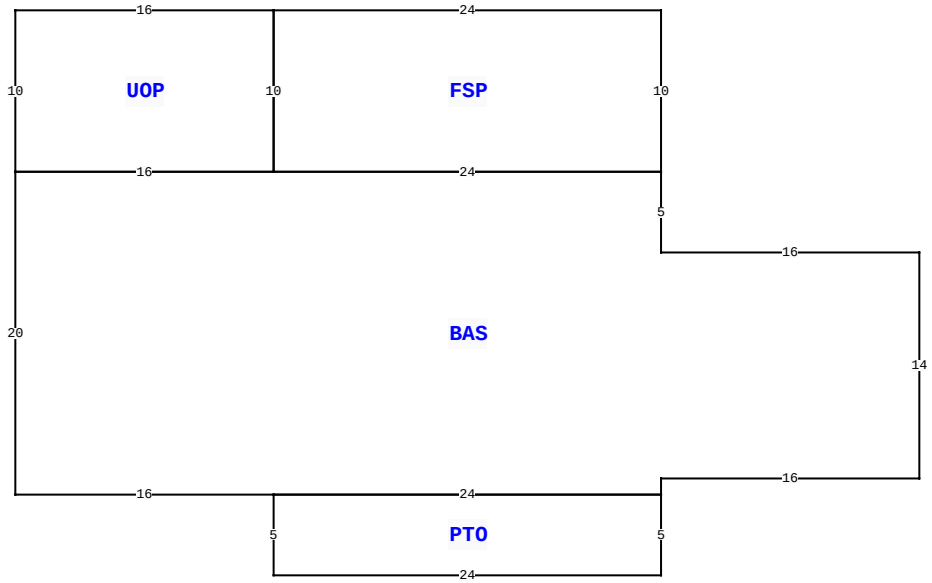
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	105,689
FSP	240	40		96	9,908
PTO	120	5		6	619
UOP	160	20		32	3,303
TOTALS	1,544			1,158	119,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,158	113.4200	127.03	147,101	2001	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2025 Heated Area: 1024 HX Base Yr 2025



8355 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,520
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		140,400
TOTAL MARKET VALUE		261,320
SOH/AGL Deduction		120,806
ASSESSED VALUE		140,514
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,792
TOTAL JUST VALUE		261,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17784	SFR	110	12/29/2000
9359	PUMP/UTPOL	30	02/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/2037	4/26/2024	WD	Q	I	01	385,000
GRANTOR: COSTELLO MARIA M						
GRANTEE: MCMAHON SARAH						
1482/775	12/16/2022	WD	Q	I	01	17,000
GRANTOR: MARCUS BASIL G						
GRANTEE: COSTELLO MARIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S20 E16 PTO= S5 E24 N5 W24$ E24 N1 E16 N14 W16 N5
FSP= N10 W24 S10 E24$ W24$ UOP= N10 W16 S10 E16$.

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	0294	SHED WOOD/	0	100	10	14	140.00	UT	5.00	5.00	100	2001	2001	3	100	700	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	23.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	140,400							

REVIEW DATE 10/04/2024 BY TP Total Acres: 23.40 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 10/01/2025 BY SYS