COMM NW COR OF NE1/4 OF NE1/4, N
598.68 FT, S 76 FT FOR POB, CONT
W 528.07 FT, S 735.12 FT, SW 63.

DREW SHANNON/DREW YIRENE
285 SW TRAVER CT
FORT WHITE, FL 32038

2026

03-7S-16-04118-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

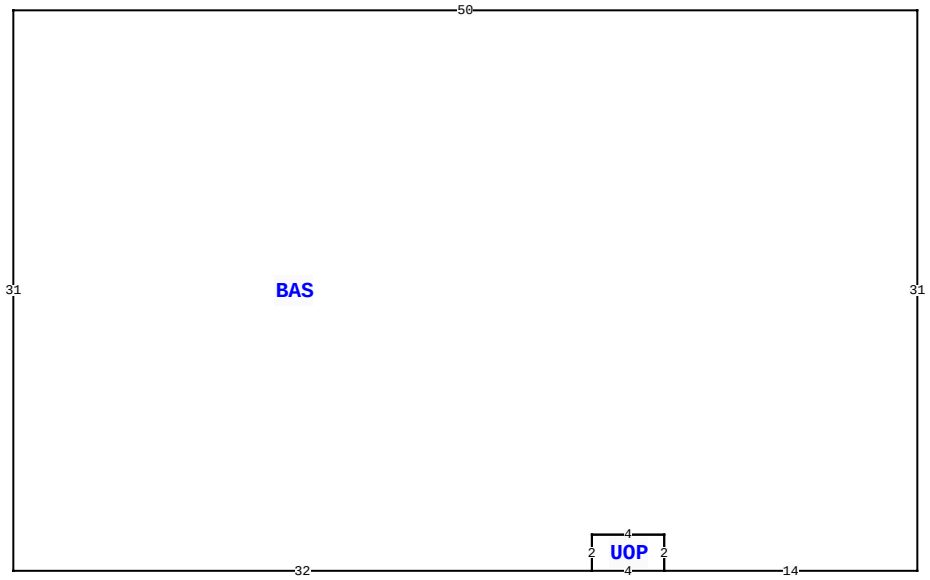
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100		1,542	128,365
UOP	8	20		2	166
TOTALS	1,550			1,544	128,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	114.3450	128.07	197,740	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1542 HX Base Yr 2010



285 SW TRAVER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,531
TOTAL MARKET OB/XF VALUE		4,775
TOTAL LAND VALUE - MARKET		41,200
TOTAL MARKET VALUE		174,506
SOH/AGL Deduction		72,642
ASSESSED VALUE		101,864
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,142
TOTAL JUST VALUE		174,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1806	5/05/2025	WD	Q	I	01	210,000
GRANTOR: ALGEE RALPH LEWIS						
GRANTEE: DREW SHANNON						
1183/0442	10/23/2009	WD	Q	I	01	117,000
GRANTOR: JOSEPH & SHARON FIELD						
GRANTEE: RALPH LEWIS ALGEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S31 E32 UOP= E4 N2 W4 S2$ N2 E4 S2 E14 N31$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	100	300	30	1.00	UT	0.00	0.00	100	0	0	3	100	675	

LAND DESCRIPTION

TOTAL OB/XF 4,775

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	5.15	AC		1.00	1.00	0.80	10,000.00	8,000.00	41,200							

REVIEW DATE 07/24/2025 BY TP Total Acres: 5.15 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 11/07/2025 BY SYS