BEG SE COR OF NW1/4, RUN W 658.5
607.81 FT, SE 796.54 FT, S 145.2
& COMM SE COR OF SE1/4 OF NW 1/4

LYNCH ROBERT T
6256 SW ELIM CHUCH RD
FORT WHITE, FL 32038

2026

17-6S-16-03847-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

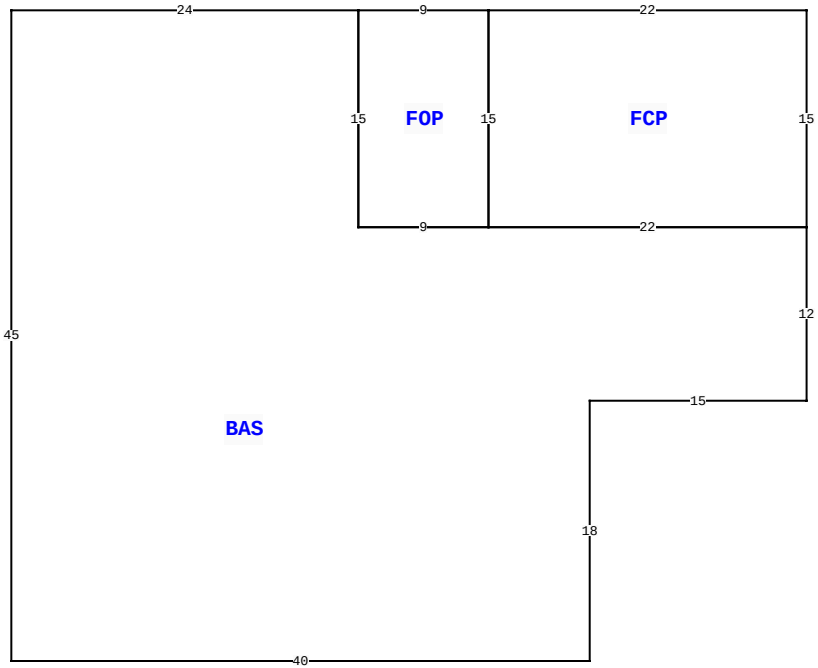
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	17616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	146,476
FCP	330	25		82	6,903
FOP	135	30		40	3,367
TOTALS	2,205			1,862	156,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	115.6320	129.51	241,148	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1740 HX Base Yr 2022



6256 SW ELIM CHURCH RD, 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		156,746
TOTAL MARKET OB/XF VALUE		24,438
TOTAL LAND VALUE - MARKET		63,900
TOTAL MARKET VALUE		245,084
SOH/AGL Deduction		37,051
ASSESSED VALUE		208,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,311
TOTAL JUST VALUE		245,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24175	MAINT/ALTR	100	03/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/2150	2/03/2021	WD	U	I	11	100
GRANTOR: HARPER BILLE JO						
GRANTEE: LYNCH ROBERT T						
1395/1057	9/19/2019	LE	U	I	14	100
GRANTOR: BILLIE JO HARPER TRUS						
GRANTEE: BILLIE JO HARPER (L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S45 E40 N18 E15 N12 FCP= N15 W22 S15 E22$ W22 FOP= N15 W9 S15 E9$ W9 N15$.

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	0011	BARN,BLK A	0	100	20	28	1.00	UT	3,225.60	3,225.60	100	0	0	3	100	3,226	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2008	2008	3	100	400	
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	0020	BARN,FR	0	100	55	28	1,540.00	UT	14.00	14.00	50	2008	2008	3	50	10,780	
5	0040	BARN,POLE	0	100	42	32	1,344.00	UT	3.00	3.00	100	2008	2008	3	100	4,032	

LAND DESCRIPTION

TOTAL OB/XF 24,438

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	5.69	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,900							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.70	AC		1.00	1.00	1.00	10,000.00	10,000.00	7,000							

REVIEW DATE 06/01/2015 BY TW Total Acres: 6.39 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 11/07/2025 BY SYS