BEG SE COR OF NE1/4, RUN S
5.62 FT TO N R/W PINE RD, RUN
W 811.09 FT, N 705.40 FT, E

CLEMENTS THOMAS W SR/CLEMENTS SHELLANA (AKA SHANE)
1793 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09691-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

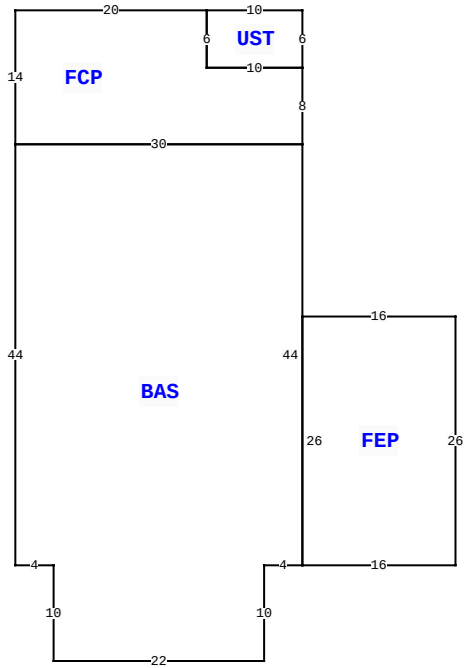
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	124,515
FCP	360	25		90	7,277
FEP	416	80		333	26,924
UST	60	45		27	2,183
TOTALS	2,376			1,990	160,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	111.0650	124.39	247,536	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1540 HX Base Yr



1793 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,898
TOTAL MARKET OB/XF VALUE		6,387
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		181,625
SOH/AGL Deduction		124,088
ASSESSED VALUE		57,537
TOTAL EXEMPTION VALUE	HX HB 98	57,537
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		284,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,285

SALE:2:1: STRESS SALE (2 PARCELS)

SALE:1:1: 5 ACRES PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1329/0461	1/11/2017	QC	U	I	30	100
GRANTOR: THOMAS W SR & SHELLAN						
GRANTEE: THOMAS W SR & SHELL						
0953/1842	5/10/2002	WD	Q	I	01	100
GRANTOR: SHANE CLEMENTS (FAKA						
GRANTEE: THOMAS W & SHANE P						

BUILDING NOTES

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	0021	BARN,FR AE	0	100	29	50	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0080	DECKING	0	100	0	0	988.00	UT	5.00	5.00	60	1993	1993	3	60	2,964	
3	0294	SHED WOOD/	0	100	11	30	330.00	UT	11.00	11.00	75	2010	2010	3	75	2,723	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

BUILDING DIMENSIONS

UST= N6 W10 S6 E10$ FCP= W10N6 W20 S14 E30 BAS= W30 S44 E4 S10E22 N10 E4 FEP= E16 N26 W16 S26$ N44$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 6,387

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
3	9910	M	MKT.VAL.AG	100		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 10/10/2017 BY DF Total Acres: 13.00 Total Land Value: 14,340 Market: 108,000 Agricultural: 5,340 Common: 9,000 PRINTED 11/20/2025 BY SYS