

FOLLOWING DESC PROPERTY LYING IN
BEG NW COR OF SEC 22, E 674.22 F
E 948.42 FT, S 8 DEG E 680.82 FT

MAHAFFEY DEBRA C/FAIR JOHN W
15791 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

21-6S-16-03901-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																																																											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																																																											
																		VALUATION BY STANDARD																																																											
																		Tax Group: 3						Tax Dist:																																																					
																		BUILDING MARKET VALUE						0																																																					
																		TOTAL MARKET OB/XF VALUE						10,500																																																					
																		TOTAL LAND VALUE - MARKET						128,400																																																					
																		TOTAL MARKET VALUE						22,410																																																					
																		SOH/AGL Deduction						2,776																																																					
																		ASSESSED VALUE						19,634																																																					
																		TOTAL EXEMPTION VALUE						0																																																					
																		BASE TAXABLE VALUE						19,634																																																					
TOTAL JUST VALUE						138,900																																																																							
NCON VALUE						0																																																																							
INCOME VALUE																																																																													
PREVIOUS YEAR MKT VALUE						138,900																																																																							
DOR CODE						6200 PASTURE CLS33																																																																							
MAP NUM												MKT AREA						02																																																											
NEIGHBORHOOD/LOC						21616.00						1.00/																																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																			
TOTALS																																																																													
EXTRA FEATURES						4461 SW ELIM CHURCH RD, FORT WHITE												BLD DATE XF DATE INC DATE																																																											
L N		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		0285		SALVAGE		0 0		0 0		1.00		UT		0.00		0.00		100		2015		2015		3		100		500																																																	
2		9947		Septic		0 0		0 0		1.00		UT		3,000.00		3,000.00		100						3		100		3,000																																																	
3		9945		Well/Sept		0 0		0 0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000																																																	
LAND DESCRIPTION						TOTAL OB/XF 10,500																																																																							
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV																													
1		0700		C		MISC RES		0				00		0.00		0.00		1.00		AC				1.00		1.00		1.00		5,000.00		5,000.00		5,000																																											
2		6200		A		PASTURE 3		0				A-1		0.00		0.00		24.68		AC				1.00		1.00		1.00		280.00		280.00		6,910																																											
3		9910		M		MKT.VAL.AG		0				A-1		0.00		0.00		24.68		AC				1.00		1.00		1.00		5,000.00		5,000.00		123,400																																											
REVIEW DATE 06/04/2015 BY DF						Total Acres: 25.68												Total Land Value: 11,910												Market: 123,400												Agricultural: 6,910												Common: 5,000												PRINTED 10/10/2025 BY SYS											