COMM NE COR OF SW1/4 OF NW1/4 OF
DEG W 940.18 FT TO N R/W OF CR-2
ALONG SAID R/W 198.76 FT, N 65 D

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

**2026**

**22-6S-16-03912-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

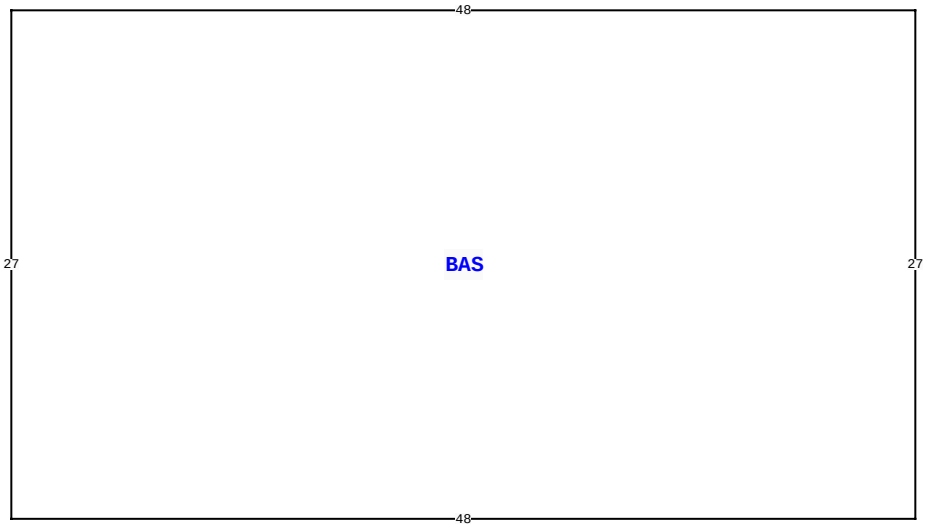
| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 22616.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 116,353 |
| TOTALS | 1,296 | | | 1,296 | 116,353 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,296 | 113.7000 | 106.88 | 138,516 | 2017 | 2017 | 0 | 0 | 0 | 16.00 | 84.00 |

1 MANUF 1 100% - 2020 Heated Area: 1296 HX Base Yr 2020




4311 SW ELIM CHURCH RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,353 |
| TOTAL MARKET OB/XF VALUE | | 1,400 |
| TOTAL LAND VALUE - MARKET | | 20,561 |
| TOTAL MARKET VALUE | | 122,358 |
| SOH/AGL Deduction | | 39,473 |
| ASSESSED VALUE | | 82,885 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 32,163 |
| TOTAL JUST VALUE | | 138,314 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,085 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35416 | M H | 375 | 06/08/2017 |
| 9898 | PUMP/UTPOL | 30 | 06/28/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1384/1338 | 5/09/2019 | PR | U | I | 30 | 100 |

GRANTOR: WILLIAM CASON PR FOR
GRANTEE: DEBRA C MAHAFFEY &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2021 | 2020 | | 100 | 1,000 | |

## 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 2,900.00 | 2,900.00 | 2,900 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 6.09 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,705 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 6.09 | AC | | 1.00 | 1.00 | 1.00 | 2,900.00 | 2,900.00 | 17,661 | | | | | | | |

REVIEW DATE 05/02/2018 BY GM Total Acres: 7.09 Total Land Value: 4,605 Market: 17,661 Agricultural: 1,705 Common: 2,900 PRINTED 11/19/2025 BY SYS