

MACMANUS GARY I/MACMANUS JANE E
3990 SW ELIM CHURCH RD
FORT WHITE, FL 32038

22-6S-16-03914-001



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	VALUATION SUMMARY										
Exterior Wall		19	COMMON BRK 100							0100	01	2,353	114.2660	127.98	301,137	1997	1997		0		0	28.00	72.00	VALUATION BY					STANDARD				
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0 Heated Area: 1920 HX Base Yr														Tax Group: 3					Tax Dist:				
Roof Cover		12	MODULAR MT 100																					BUILDING MARKET VALUE					216,819				
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					6,923				
Interior Floor		14	CARPET 90																					TOTAL LAND VALUE - MARKET					640,527				
Interior Floor		08	SHT VINYL 10																					TOTAL MARKET VALUE					388,863				
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					89,490				
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					299,373				
Bedrooms			3 100																					TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms			2 100																					BASE TAXABLE VALUE					248,651				
Frame		01	NONE 100																					TOTAL JUST VALUE					864,269				
Stories		1.	1. 100																					NCON VALUE					0				
Architectural Units		05	CONV 100 0 100																					INCOME VALUE									
Condition Adj		03	03 100																					PREVIOUS YEAR MKT VALUE					867,280				
Kitchen Adjus		01	01 100																														
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	1,920	100		1,920	176,920																												
FCP	264	25		66	6,082																												
FGR	315	55		173	15,942																												
FOP	160	30		48	4,423																												
FSP	240	40		96	8,846																												
FST	90	55		50	4,607																												
TOTALS		2,989			2,353	216,819																											
EXTRA FEATURES					3990 SW ELIM CHURCH RD, FORT WHITE										BLD DATE				LGL DATE		03/09/2022		MLU										
															XF DATE				LAND DATE														
															INC DATE				AG 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	0294	SHED WOOD/	0 100	0 0	1.00	UT 0.00		0.00	100	0	0	3	100	400																			
2	0294	SHED WOOD/	0 100	0 0	1.00	UT 0.00		0.00	100	0	0	3	100	150																			
3	0040	BARN,POLE	0 100	24 30	1.00	UT 0.00		0.00	100	1997	1997	3	100	800																			
4	0166	CONC,PAVMT	0 100	3 77	231.00	UT 2.00		2.00	70	1993	1993	3	70	323																			
5	0296	SHED METAL	0 100	10 10	100.00	UT 5.00		5.00	70	1993	1993	3	70	350																			
6	0040	BARN,POLE	0 100	0 0	1.00	UT 0.00		0.00	100	2006	2006	3	100	1,200																			
7	9947	Septic	0 100	0 0	1.00	UT 3,000.00		3,000.00	100			3	100	3,000																			
8	0040	BARN,POLE	0 100	0 0	1.00	UT 0.00		0.00	100	2006	2006	3	100	300																			
9	0252	LEAN-TO W/	0 100	0 0	1.00	UT 0.00		0.00	100	2015	2015	3	100	200																			
10	0294	SHED WOOD/	0 100	0 0	1.00	UT 0.00		0.00	100	2015	2015	3	100	200																			
LAND DESCRIPTION					TOTAL OB/XF										6,923																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	9900	C	AC NON-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																
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.31	AC		1.00	1.00	1.00	280.00	280.00	9,047																
4	5200	A	CROPLAND 2	0		A-1	0.00	0.00	34.27	AC		1.00	1.00	1.00	370.00	370.00	12,680																
5	6200	A	PASTURE 3	0		A-1	0.00	0.00	116.05	AC		1.00	1.00	1.00	280.00	280.00	32,494																
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	182.63	AC		1.00	1.00	1.00	2,900.00	2,900.00	529,627																
REVIEW DATE		06/04/2015		BY	DF	Total Acres: 195.63		Total Land Value: 165,121		Market: 529,627		Agricultural: 54,221		Common: 110,900		PRINTED 11/19/2025 BY SYS																	