BEG NE COR OF SW1/4 OF NE1/4, W
275.02 FT, E 319.13 FT, N 275.03
COMM NE COR OF SW1/4 OF NE1/4, S

NORRIS JONATHAN K/NORRIS RAGAN
440 SW ELK HUNTER GLN
FORT WHITE, FL 32038-4464

2026

23-6S-16-03923-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

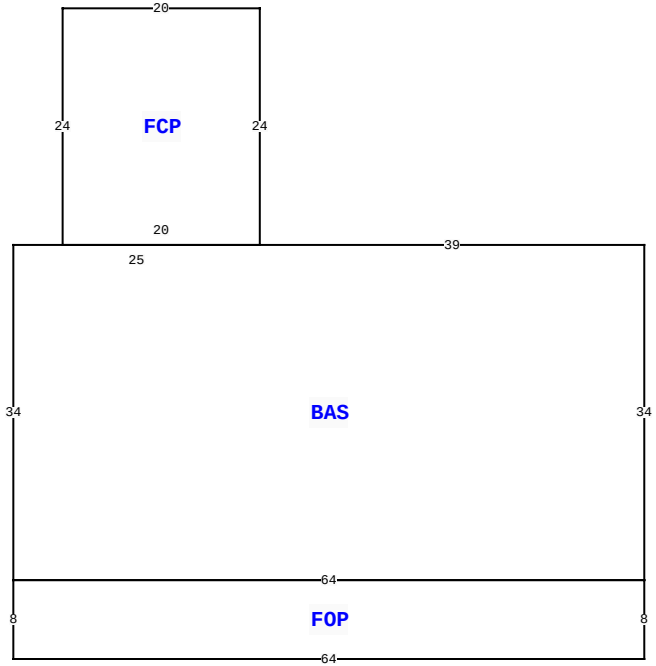
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 23616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100		2,176	248,798
FCP	480	25		120	13,721
FOP	512	30		154	17,608
TOTALS	3,168			2,450	280,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	110.9680	124.28	304,486	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 0 Heated Area: 2176 HX Base Yr



440 SW ELK HUNTER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	280,127
TOTAL MARKET OB/XF VALUE	46,070
TOTAL LAND VALUE - MARKET	27,600
TOTAL MARKET VALUE	353,797
SOH/AGL Deduction	0
ASSESSED VALUE	353,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,797
TOTAL JUST VALUE	353,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35350	SFR	1,100	05/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1619	7/24/2023	QC	U	V	11	100
GRANTOR: EDGLEY DOUGLAS E						
GRANTEE: NORRIS JONATHAN						
1336/1208	5/05/2017	WD	U	V	11	100
GRANTOR: JONATHAN K & RAGAN NO						
GRANTEE: JONATHAN K & RAGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FCP= N24 W20 S24 E20$ W25 S34 FOP= S8 E64 N8 W64$ E64 N34$.

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	0296	SHED METAL	0	0	10	24	240.00	UT	9.00	9.00	100	2017	2017	3	100	2,160	
2	0030	BARN,MT	0	0	0	0	1.00	UT	19,800.00	19,800.00	100	2023	2022		100	19,800	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	9,450.00	9,450.00	100	2023	2022		100	9,450	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	7,560.00	7,560.00	100	2023	2022		100	7,560	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 46,070

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	0		A-1	0.00	0.00	2.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	27,600							

REVIEW DATE 07/28/2023 BY JB Total Acres: 2.30 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 11/18/2025 BY SYS