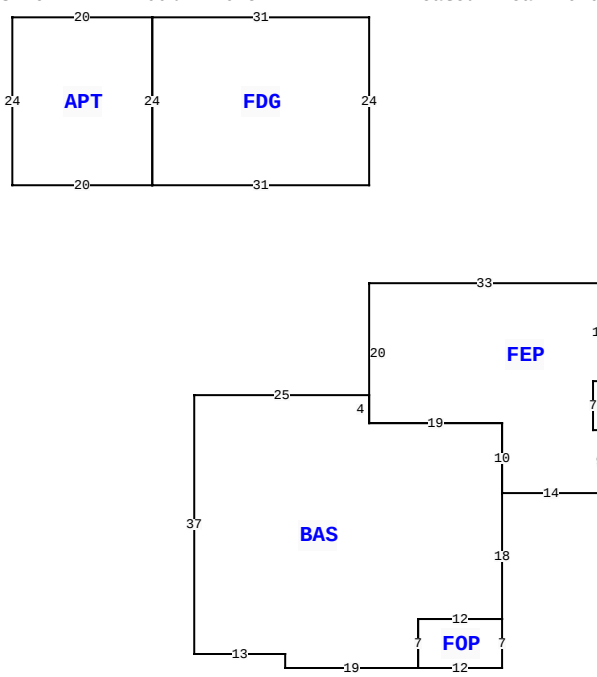
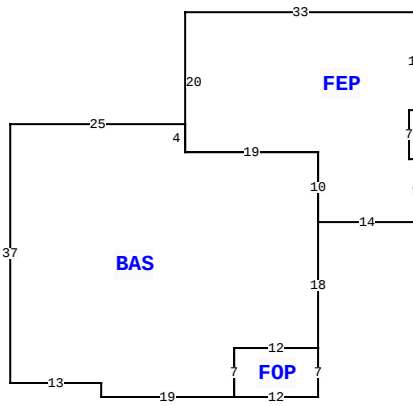


SOMMERS STEPHEN/SOMMERS TWYLA
1820 SW ELIM CHURCH RD
FORT WHITE, FL 32038

25-6S-16-03937-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																	
Exterior Wall		05	AVERAGE		80	0100	01	3,115	113.3930	127.00	395,605	1962	2005	0	0	24.00	76.00	Tax Group: 3		Tax Dist:															
Exterior Wall		32	HARDIE BRD		20	1 SINGLE FAM 100% - 2025										Heated Area: 2010										HX Base Yr 2025									
Roof Structur		08	IRREGULAR		100											BUILDING MARKET VALUE										300,660									
Roof Cover		14	PREFIN MT		100											TOTAL MARKET OB/XF VALUE										36,975									
Interior Wall		05	DRYWALL		80											TOTAL LAND VALUE - MARKET										107,160									
Interior Wall		06	CUST PANEL		20											TOTAL MARKET VALUE										348,356									
Interior Floo		13	LAM/VNLPLK		50											SOH/AGL Deduction										0									
Interior Floo		14	CARPET		50											ASSESSED VALUE										348,356									
Air Condition		03	CENTRAL		100											TOTAL EXEMPTION VALUE										HX HB		50,722							
Heating Type		04	AIR DUCTED		100											BASE TAXABLE VALUE										297,634									
Bedrooms		03	3		100											TOTAL JUST VALUE										444,795									
Bathrooms		01	2		100											NCON VALUE										0									
Frame		01	NONE		100	INCOME VALUE																													
Stories		1.	1.		100	PREVIOUS YEAR MKT VALUE										449,542																			
Architectual		05	CONV		100											SALE:1:1: 19.89 AC WITH IMP																			
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		25616.00 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
APT	480	100		480	46,330																														
BAS	1,530	100		1,530	147,676																														
FDG	744	60		446	43,048																														
FEP	793	80		634	61,194																														
FOP	84	30		25	2,413																														
TOTALS		3,631			3,115	300,660																													
EXTRA FEATURES					1820 SW ELIM CHURCH RD, FORT WHITE																														
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	0030	BARN,MT	0 100	30	76	2,280.00	UT	10.00	10.00	100	0	0	3	100	22,800																				
2	0252	LEAN-TO W/	0 100	0	0	2,800.00	UT	1.50	1.50	50	0	0	3	50	2,100																				
3	0021	BARN,FR AE	0 100	24	36	1.00	UT	1,700.00	1,700.00	50	0	0	3	50	850																				
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																				
5	0294	SHED WOOD/	0 100	10	24	1.00	UT	500.00	500.00	50	0	0	3	50	250																				
6	0040	BARN,POLE	0 100	30	45	1,350.00	UT	4.50	4.50	100	2010	2010	3	100	6,075																				
7	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500																				
8	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400																				
LAND DESCRIPTION										TOTAL OB/XF 36,975																									
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	6,000.00	6,000.00	6,000																		
2	6200	A	PASTURE 3	100					16.86	AC		1.00	1.00	1.00	280.00	280.00	4,721																		
3	9910	M	MKT. VAL. AG	100					16.86	AC		1.00	1.00	1.00	6,000.00	6,000.00	101,160																		
REVIEW DATE		12/13/2024		BY	TP	Total Acres: 17.86		Total Land Value: 10,721		Market: 101,160		Agricultural: 4,721		Common: 6,000		PRINTED 10/07/2025 BY SYS																			