

COMM 169.84 FT S OF NW COR OF SW
RUN E 30 FT FOR POB, RUN N 162.7
CR-238, RUN E 313.91 FT, S 150 F

BAILEY KEITH D/BAILEY NANCY A
P O BOX 146
FT WHITE, FL 32038-0146

2026

25-6S-16-03937-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	25616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	380	100		380	32,866
BAS	1,444	100		1,444	124,890
FOP	152	30		46	3,979
FSP	240	40		96	8,303
FST	120	55		66	5,708
TOTALS	2,336			2,032	175,746

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	18	20	360.00	UT	3.00
3	0294	SHED WOOD/	0	100	10	10	100.00	UT	12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.13

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	118.8000	133.06	270,378	1977	1990		0	0	35.00	65.00
1 SINGLE FAM 100% - 2009 Heated Area: 1824 HX Base Yr 2009												
1914 SW ELIM CHURCH RD, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF												
4,280												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		175,746	
TOTAL MARKET OB/XF VALUE		4,280	
TOTAL LAND VALUE - MARKET		15,820	
TOTAL MARKET VALUE		195,846	
SOH/AGL Deduction		62,142	
ASSESSED VALUE		133,704	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		82,982	
TOTAL JUST VALUE		195,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,549	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049052	Roof Replacement	29,438	01/19/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1146/2196	3/28/2008	WD	Q	I		155,000	
GRANTOR: SIKES OSCAR C & PHYLL							
GRANTEE: KEITH D & NANCY BAI							
0556/0082	1/01/1985	WD	Q	I		54,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W30 FSP= N15 W16 S15 E16\$ W27 FST= W15 S8 E15 N8\$ S8 BAS= W15 S19 E20 N19 W5\$ E5 S19 E2 FOP= S8 E19 N8 W19\$E50 N27\$.									