COMM NW COR OF SE1/4 OF SEC & RU
POB, THENCE E 403.35 FT, S 574.1
NORTHERLY R/W LINE OF CR-238, TH

ESKELIN KRISTINE K
8730 NE 40TH CT RD
HIGH SPRINGS, FL 32643

**2026**

**25-6S-16-03940-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

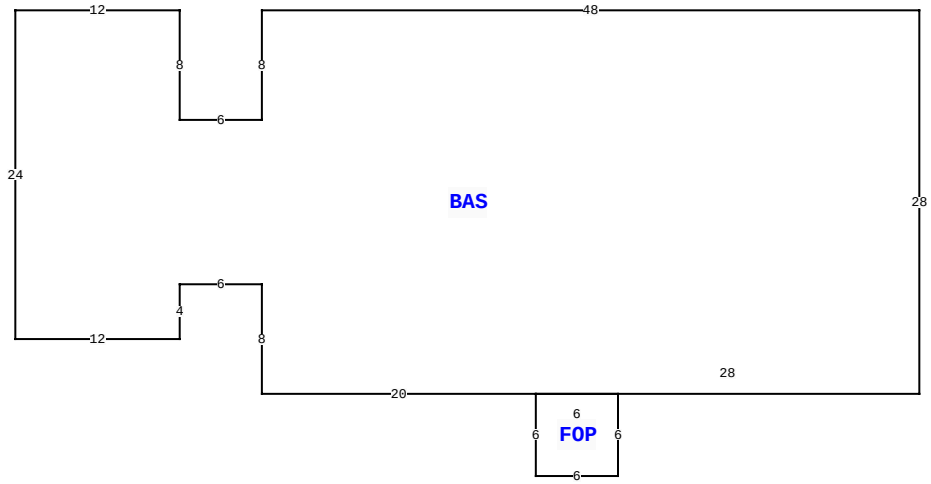
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 |
|---|---|---|---|---|---|
| BAS | 1,704 | 100 | | 1,704 | 74,067 |
| FOP | 36 | 30 | | 11 | 478 |
| TOTALS | 1,740 | | | 1,715 | 74,545 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,715 | 70.5600 | 79.03 | 135,536 | 1955 | 1955 | 0 | 0 | 10 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1704 HX Base Yr




1435 SW ELIM CHURCH RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 74,545 |
| TOTAL MARKET OB/XF VALUE | 2,063 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 126,608 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 126,608 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 126,608 |
| TOTAL JUST VALUE | 126,608 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 126,608 |

PRMT:2:1: THIS MAYBE WRONG PRCL # , MAYBE 03940-00

SALE:1:1: HEIR PROPERTY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053960 | Electrical Servic | | 09/01/2025 |
| 000053894 | Right-of-Way Acce | | 08/22/2025 |
| 000053676 | Roof Replacement | 18,950 | 07/28/2025 |
| 18847 | PUMP/UTPOL | 30 | 10/17/2001 |
| 8445 | SFR | 35,000 | 06/02/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1123/0874 | 6/15/2007 | WD | Q | I | | 115,000 |
| GRANTOR: RONALD D & CINDY PRES | | | | | | |
| GRANTEE: KRISTINE K ESKELIN | | | | | | |
| 1056/0787 | 8/23/2005 | WD | Q | I | | 80,000 |
| GRANTOR: MELVIN F & DELL R LON | | | | | | |
| GRANTEE: RONALD D & CINDY PR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W48 S8 W6 N8 W12 S24 E12N4 E6 S8 E20 FOP= S6 E6 N6 W6$ E28 N28$.

### 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 350.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 1,575 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 12 | 12 | 144.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 288 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,063

| 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,000 | | | | | | | |

REVIEW DATE 06/03/2015 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/09/2025 BY SYS