

GORDON DARREL F
P O BOX 519
FORT WHITE, FL 32038

25-6S-16-03940-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION																				VALUATION SUMMARY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	VINYL SID 100								0201	02	2,336	113.9000	107.07		250,116	2004	2003		0	0	45.00	55.00	VALUATION BY STANDARD															
Roof Structure	03	GABLE/HIP 100								1 MANUF 1 100% - 2004 Heated Area: 2336 HX Base Yr 2004														Tax Group: 3 Tax Dist:															
Roof Cover	03	COMP SHNGL 100								76 31 31 13 20 43 BAS														BUILDING MARKET VALUE								137,564							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								34,866							
Interior Floor	14	CARPET 90																						TOTAL LAND VALUE - MARKET								135,000							
Interior Floor	08	SHT VINYL 10																						TOTAL MARKET VALUE								194,076							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								77,694							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								116,382							
Bedrooms		3 100								TOTAL EXEMPTION VALUE								HX HB VX DX WR 65,722																					
Bathrooms		2 100								BASE TAXABLE VALUE								50,660																					
Stories	1.	1. 100								TOTAL JUST VALUE								307,430																					
Architectual Units	01	CONV 100								NCON VALUE								0																					
Condition Adj	03	03 100								INCOME VALUE																													
Kitchen Adjus	01	01 100								PREVIOUS YEAR MKT VALUE								307,430																					
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																																		
BAS	2,336	100		2,336	137,564																																		
TOTALS		2,336			2,336	137,564																																	
EXTRA FEATURES										1257 SW ELIM CHURCH RD, FORT WHITE										BLD DATE				LGL DATE		04/08/2025		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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200																							
2	0080	DECKING	0	100	24	26	624.00	UT	6.50	6.50	100	2010	2010	3	100	4,056																							
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																							
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500																							
5	0296	SHED METAL	0	100	12	16	192.00	UT	10.00	10.00	100	2010	2010	3	100	1,920																							
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500																							
7	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	10.00	10.00	100	2010	2010	3	100	15,000																							
8	0252	LEAN-TO W/	0	100	14	50	700.00	UT	1.50	1.50	100	2010	2010	3	100	1,050																							
9	0080	DECKING	0	100	8	70	560.00	UT	6.50	6.50	100	2010	2010	3	100	3,640																							
LAND DESCRIPTION										TOTAL OB/XF										34,866																			
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000																						
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	281.00	281.00	1,826																						
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	280.00	280.00	1,820																						
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,000																						
REVIEW DATE	12/02/2024		BY	SYS		Total Acres: 15.00		Total Land Value: 21,646		Market: 117,000		Agricultural: 3,646		Common: 18,000		PRINTED 10/07/2025 BY SYS																							