COMM NE COR OF SEC, RUN W 515.01
R/W CR-238 TO POB. RUN S 51 DEG
S 973.93 FT, W 457.76 FT, N 1000

COREY ROBERT E JR/COREY BRENDA
3280 SW ELIM CHURCH RD
FORT WHITE, FL 32038

**2026**

**27-6S-16-03949-002**

## 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 | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

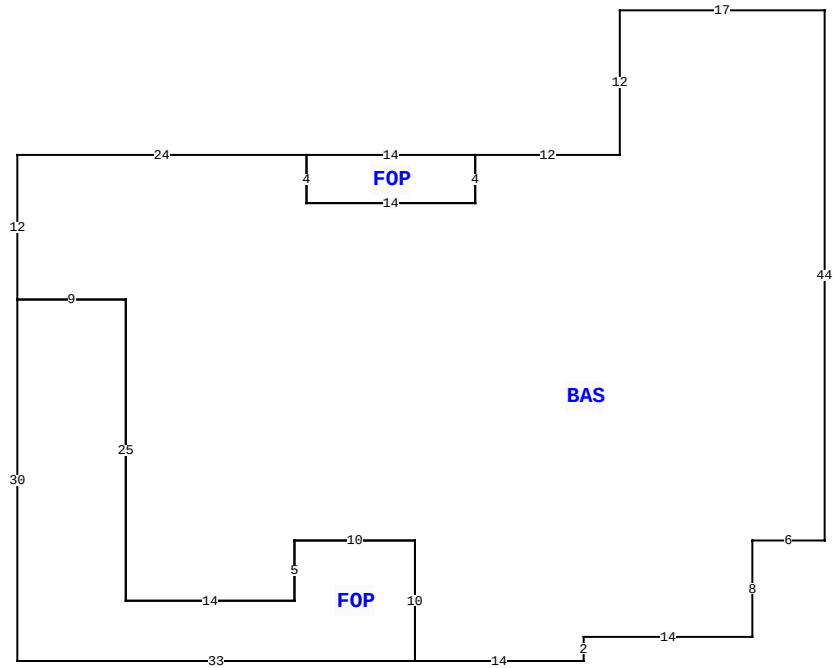
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 27616.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,434 | 100 | | 2,434 | 311,048 |
| FOP | 56 | 30 | | 17 | 2,172 |
| FOP | 440 | 30 | | 132 | 16,868 |
| TOTALS | 2,930 | | | 2,583 | 330,089 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,583 | 121.3828 | 135.95 | 351,159 | 2020 | 2020 | 0 | 0 | 1 | 5.00 | 94.00 |

2 SINGLE FAM 100% - 2021 Heated Area: 2434 HX Base Yr 2021




3280 SW ELIM CHURCH RD, 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 | | 330,089 |
| TOTAL MARKET OB/XF VALUE | | 39,880 |
| TOTAL LAND VALUE - MARKET | | 94,240 |
| TOTAL MARKET VALUE | | 464,209 |
| SOH/AGL Deduction | | 103,243 |
| ASSESSED VALUE | | 360,966 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 310,244 |
| TOTAL JUST VALUE | | 464,209 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 467,721 |

BLDG:1:1: GUER MH ID#GOLCFL32847314 A & B ORB 768-

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38849 | SFR | 0 | 11/01/2019 |
| 37119 | STORAGE | 357 | 08/21/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1333/2381 | 3/31/2017 | WD | Q | V | 01 | 60,000 |
| GRANTOR: DONALD E & DONNA GRAV | | | | | | |
| GRANTEE: ROBERT E JR & BREND | | | | | | |
| 1266/2797 | 10/30/2013 | WD | U | V | 17 | 100 |
| GRANTOR: ELIM BAPTIST CHURCH | | | | | | |
| GRANTEE: DONALD E & DONNA GR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 S12 W12 FOP= W14 S4 E14 N4$ S4 W14 N4 W24 S12 FOP= S30 E33 N10 W10 S5 W14 N25 W9$ E9 S25 E14 N5 E10 S10 E14 N2 E14 N8 E6 N44$.

## 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 | 100 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 40 | 1993 | 1993 | 3 | 40 | 480 | |
| 2 | 0031 | BARN,MT AE | 0 | 100 | 40 | 80 | 3,200.00 | UT | 12.00 | 12.00 | 100 | 2020 | 2020 | 3 | 100 | 38,400 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,880

| 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 | 100 | | A-1 | 0.00 | 0.00 | 9.92 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 94,240 | | | | | | | |

REVIEW DATE 08/12/2020 BY HC Total Acres: 9.92 Total Land Value: 94,240 Market: 0 Agricultural: 0 Common: 94,240 PRINTED 11/19/2025 BY SYS