

SHRUM ROBERT G/SHRUM JAMIE M
874 SW ROBERTS AVE
FORT WHITE, FL 32038

30-6S-16-03989-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
Exterior Wall	05	AVERAGE 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD																												
Roof Structur	03	GABLE/HIP 100								0100	01	2,549	100.3200	112.36	286,406	1984	1984	0	0	35.00	65.00	Tax Group: 3								Tax Dist:																													
Roof Cover	12	MODULAR MT 100								1 SINGLE FAM 100% - 2007										Heated Area: 2273										HX Base Yr 2007										BUILDING MARKET VALUE								186,164											
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										52,154																			
Interior Floo	14	CARPET 90																												TOTAL LAND VALUE - MARKET										93,900																			
Interior Floo	06	VINYL ASB 10																												TOTAL MARKET VALUE										332,218																			
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										135,562																			
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										196,656																			
Bedrooms		3 100																												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms		1.5 100																												BASE TAXABLE VALUE										145,934																			
Frame	01	NONE 100																												TOTAL JUST VALUE										332,218																			
Stories	1.	1. 100																												NCON VALUE										0																			
Architectual	05	CONV 100																												INCOME VALUE																													
Units		0 100																												PREVIOUS YEAR MKT VALUE										333,412																			
Condition Adj	03	03 100																																																									
Kitchen Adjus	01	01 100																																																									
Quality		05	05																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA																																					02																			
NEIGHBORHOOD/LOC		30616.00	1.00/																																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	2,273	100		2,273	166,006																																																						
FGR	300	55		165	12,050																																																						
FOP	40	30		12	876																																																						
FOP	64	30		19	1,388																																																						
FSP	200	40		80	5,843																																																						
TOTALS		2,877			2,549	186,164																																																					
EXTRA FEATURES										876 SW ROBERTS AVE, 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	0	0	3	100	1,200																																											
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																																											
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,400																																											
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000																																											
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600																																											
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600																																											
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600																																											
8	0280	POOL R/CON	0	100	0	0	569.00	UT	70.00	70.00	100	2010	2010	3	65	25,890																																											
9	0282	POOL ENCL	0	100	26	44	1,144.00	UT	15.00	15.00	100	2010	2010	3	40	6,864																																											
LAND DESCRIPTION										TOTAL OB/XF										52,154																																							
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	9900	C	AC NON-AG	100		A-1	0.00	0.00	14.65	AC		1.00	1.00	1.00	6,000.00	6,000.00	87,900																																										