LOT 24 FERNWOOD ESTATES S/D.
PB 906-1074, 909-2393, WD 1018-2

SHORTELL ALLSON
449 SW CURTAIN LN
FORT WHITE, FL 32038

2026

36-5S-15-00485-184

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

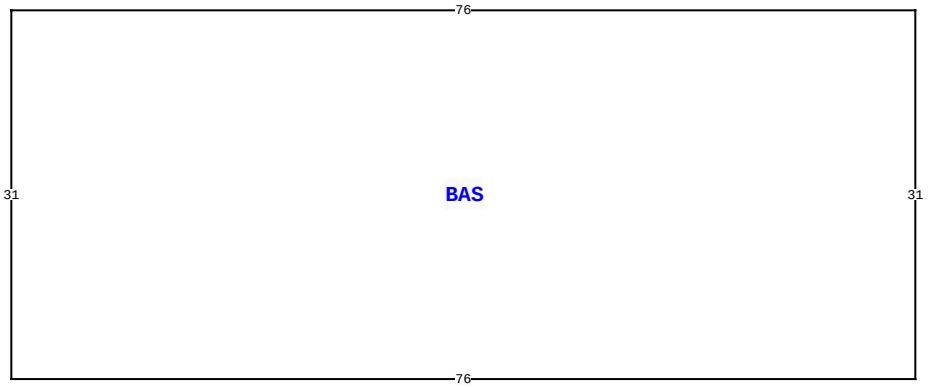
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	138,741
TOTALS	2,356			2,356	138,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	107.07	252,257	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2356 HX Base Yr 2017



465 SW CURTAIN LN, 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		172,857
TOTAL MARKET OB/XF VALUE		29,300
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		248,907
SOH/AGL Deduction		83,866
ASSESSED VALUE		165,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,319
TOTAL JUST VALUE		248,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,475

SALE:3:1: LOT 23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28457	M H	487	03/30/2010
25546	M H	454	02/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1308/1549	1/20/2016	WD	U	I	30	100
GRANTOR:MICHAEL SHORTELL (RES						
GRANTEE:ALLSON SHORTELL,REM						
1300/1427	8/26/2015	WD	U	I	11	100
GRANTOR:ALLISON SHORTELL AKA						
GRANTEE:MICHAEL SHORTELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0031	BARN,MT AE	0	100	30	25	750.00	UT	12.00	12.00	100	2007	2007	3	100	9,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

TOTAL OB/XF 28,700

LAND DESCRIPTION

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	55,000.00	46,750.00	46,750							

REVIEW DATE 07/26/2016 BY DF Total Acres: 5.00 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/05/2025 BY SYS

LOT 24 FERNWOOD ESTATES S/D.
PB 906-1074, 909-2393, WD 1018-2

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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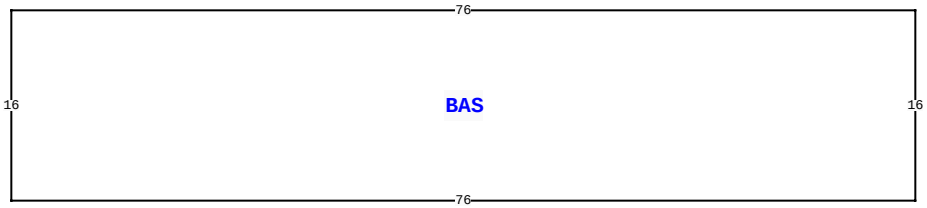
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	34,116
TOTALS	1,216			1,216	34,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.9000	70.14	85,290	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2017 Heated Area: 1216 HX Base Yr 2017



465 SW CURTAIN LN, FORT WHITE

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GRANTEE: ALLSON SHORTELL,REM						
1300/1427	8/26/2015	WD	U	I	11	100
GRANTOR: ALLISON SHORTELL AKA						
GRANTEE: MICHAEL SHORTELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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
11	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 600

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

REVIEW DATE 07/26/2016 BY DF Total Acres: 5.00 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/05/2025 BY SYS