

FORT WHITE: COMM NW COR OF BLOCK  
S 134 FT FOR POB, RUN E 105 FT,  
W 105 FT, N 75.92 FT TO POB.

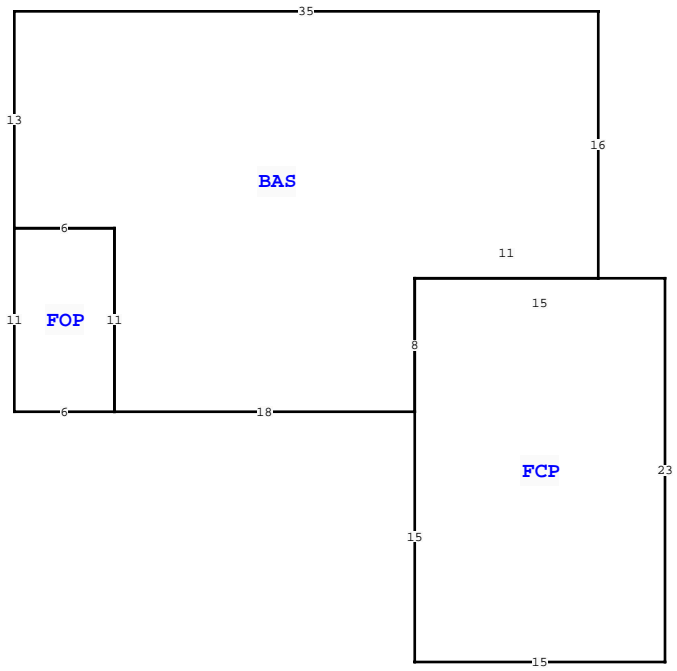
SHAUGHNESSY HAAS ENTERPRISES LLC  
18588 SW STATE ROAD 47  
FORT WHITE, FL 32038

**2026**

00-00-00-14414-001

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	03 PLASTER 100				
Interior Floor	15 HARDTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	1 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architctual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	1100 STORES/1 STORY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	16.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	686	100		686	69,347
FCP	345	25		86	8,694
FOP	66	30		20	2,022
TOTALS	1,097			792	80,062

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	792	138.8600	155.52	123,172	1950	1950	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2021 Heated Area: 686 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			80,062
TOTAL MARKET OB/XF VALUE			3,509
TOTAL LAND VALUE - MARKET			32,922
TOTAL MARKET VALUE			116,493
SOH/AGL Deduction			0
ASSESSED VALUE			116,493
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,493
TOTAL JUST VALUE			116,493
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048321	Roof Replacement	6,000	10/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0341	6/26/2020	QC	U	I	11	100
GRANTOR: CHRISTIAN SHAUGHNESSY						
GRANTEE: SHAUGHNESSY HAAS EN						
1405/0419	2/04/2020	WD	Q	I	01	88,000
GRANTOR: JAMES P FORRESTER						
GRANTEE: CHRISTIAN SHAUGHNES						

EXTRA FEATURES															
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	0260	PAVEMENT-A	0	0	0	0		2,478.00	UT	1.30				3,221	
2	0166	CONC, PAVMT	0	0	0	0		96.00	UT	3.00				288	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W35 S13 FOP= S11 E6 N11W6\$ E6 S11 E18 FCP= S15 E15 N23 W15 S8\$ N8 E11 N16\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		00	0.00	0.00	7,981.00	SF		1.00	1.00	1.50	2.75	4.13	32,922							