

COMM SE COR OF SEC FOR POB, W 10
R/W LINE OF ELIM CHURCH RD, W 60
LINE OF SW ICHTUCKNEE AVE, N 625

MCAHON SARAH/JOHNSON KRISTOFOR
8355 SW ELIM CHURCH RD
FORT WHITE, FL 32038

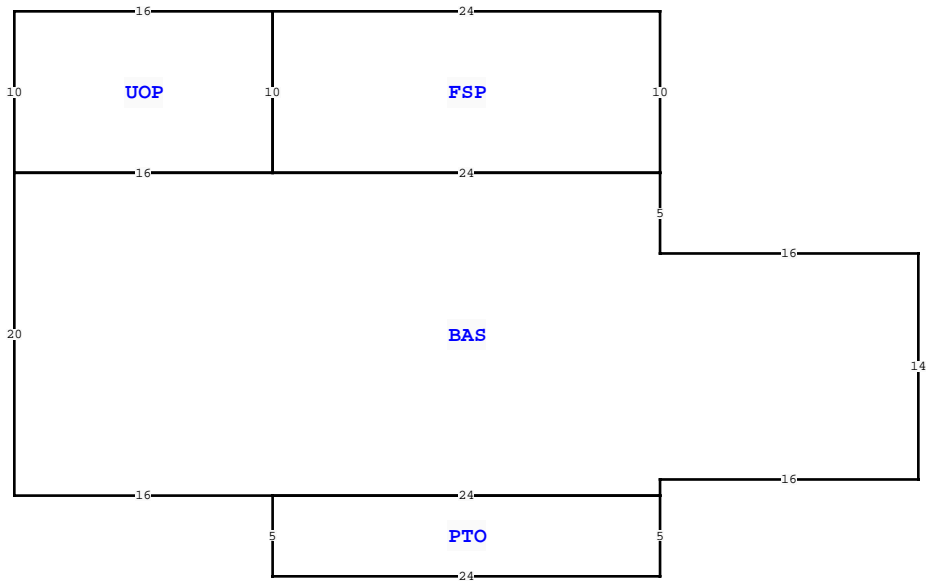
2026

01-6S-15-00500-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	06	VINYL ASB 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
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	1615.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,024	100	
FSP	240	40	
PTO	120	5	
UOP	160	20	
TOTALS	1,544		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2025		127.03	147,101	2001	2010	0	0	18.75	81.25
Heated Area: 1024											
HX Base Yr 2025											



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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,520
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			163,800
TOTAL MARKET VALUE			285,320
SOH/AGL Deduction			143,942
ASSESSED VALUE			141,378
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			84,967
TOTAL JUST VALUE			285,320
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055840	New Residential C	200,000	06/05/2026
000055480	Right-of-Way Acce		04/14/2026
17784	SFR	110	12/29/2000
9359	PUMP/UTPOL	30	02/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1476	12/12/2025	WD	U	I	11	100
GRANTOR: MCAHON SARAH						
GRANTEE: MCAHON SARAH						
1515/2037	4/26/2024	WD	Q	I	01	385,000
GRANTOR: COSTELLO MARIA M						
GRANTEE: MCAHON SARAH						

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
3	0296	SHED METAL	0	100	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

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	0100	C	SFR	100		A-1	0.00	0.00	23.40	AC		1.00	1.00	1.00	7,000.00	7,000.00	163,800							