

COMM NW COR OF NE1/4, RUN S
1973.43 FT, E 666.56 FT FOR
POB, RUN S 659.23 FT, E

DANIELS SHAWN L
534 SW CHOCTAW AVE
FORT WHITE, FL 32038

2026

12-6S-16-03816-305



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	6200 PASTURE CLS33		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		57,030

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2008		Heated Area: 960		HX Base Yr 2008				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,030
TOTAL MARKET OB/XF VALUE			7,640
TOTAL LAND VALUE - MARKET			110,770
TOTAL MARKET VALUE			78,210
SOH/AGL Deduction			43,853
ASSESSED VALUE			34,357
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			9,357
TOTAL JUST VALUE			175,440
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16997	M H	125	05/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1143/2344	11/21/2007	WD	Q	V	01	100
GRANTOR: MARIE KINNE F/K/A MAR						
GRANTEE: SHAWN L DANIELS						
0903/1939	5/15/2000	WD	Q	V		28,500
GRANTOR: PRIZAMENT						
GRANTEE: DANIELS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	100	2010
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2014
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	

TOTAL OB/XF												7,640			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU	01/31/2023	SPF						
534 SW CHOCTAW AVE, FORT WHITE															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S24 E40 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,640			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000										
2	6200	A	PASTURE 3	0			0.00	0.00	9.07	AC		1.00	1.00	1.00	280.00	280.00	2,540										
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,770										