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

2027

12-6S-16-03816-305

BUILDING CHARACTERISTICS

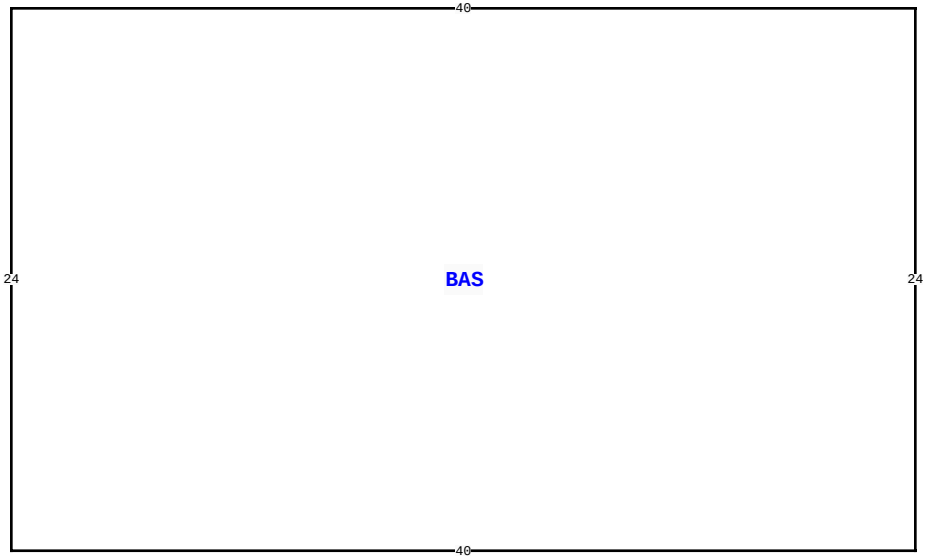
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	6200	PASTURE CLS33
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	56,422
TOTALS	960			960	56,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	114.9000	106.86	102,586	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 960 HX Base Yr 2008



534 SW CHOCTAW AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	01/31/2023 SPF

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	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2010	2010	3	100	540	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,422
TOTAL MARKET OB/XF VALUE		7,640
TOTAL LAND VALUE - MARKET		110,770
TOTAL MARKET VALUE		77,602
SOH/AGL Deduction		42,290
ASSESSED VALUE		35,312
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,312
TOTAL JUST VALUE		174,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,440

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,640

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			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							

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.07 Total Land Value: 13,540 Market: 99,770 Agricultural: 2,540 Common: 11,000 PRINTED 11/17/2026 BY SYS