

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

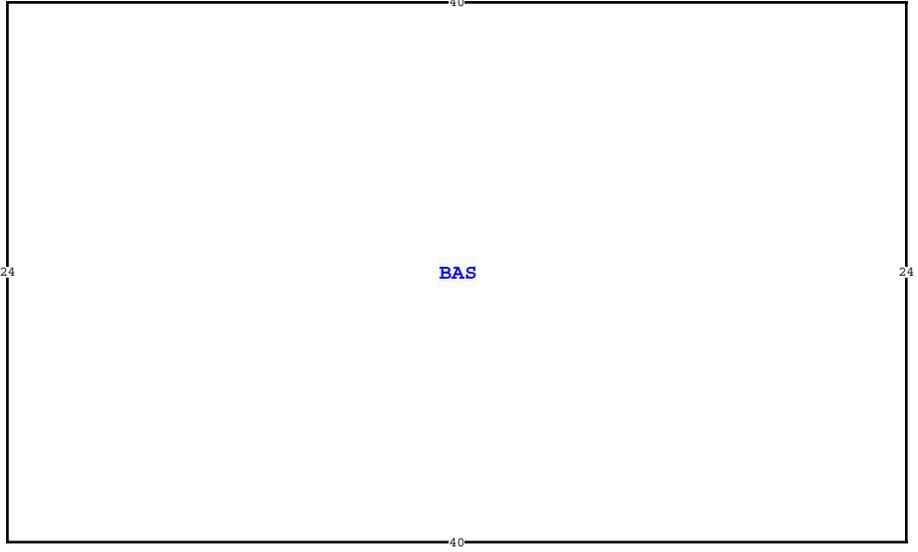
2026

12-6S-16-03816-305



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		57,225

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		104,045	2000	2000	0	0	45.00	55.00
Heated Area: 960						HX Base Yr 2008					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,225
TOTAL MARKET OB/XF VALUE			7,640
TOTAL LAND VALUE - MARKET			110,770
TOTAL MARKET VALUE			78,405
SOH/AGL Deduction			44,048
ASSESSED VALUE			34,357
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			9,357
TOTAL JUST VALUE			175,635
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	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	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S24 E40 N24\$.	

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	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							