LOT 5 GOLDEN FARMETTES S/D.

ORB 719-510, 821-741,

SHELTON MARK A/SHELTON SUSAN D
305 SW TRUDY WAY
FORT WHITE, FL 32038

2027

12-7S-16-04190-005

BUILDING CHARACTERISTICS

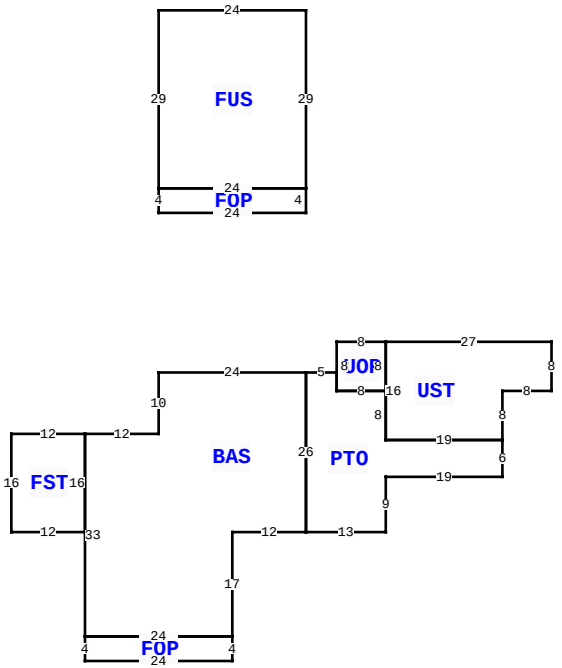
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	12716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	104,621
FOP	96	30		29	2,479
FOP	96	30		29	2,479
FST	192	55		106	9,060
FUS	696	100		696	59,491
PTO	428	5		21	1,795
UOP	64	20		13	1,112
UST	368	45		166	14,189
TOTALS	3,164			2,284	195,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,284	119.5425	131.50	300,346	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1920 HX Base Yr 2007



305 SW TRUDY WAY, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	195,225
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	34,880
TOTAL MARKET VALUE	231,305
SOH/AGL Deduction	92,093
ASSESSED VALUE	139,212
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,801
TOTAL JUST VALUE	231,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049656	Electrical Servic	0	04/19/2024
000043865	Roof Replacement	17,000	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1095	1/17/2019	QC	U	I	11	100
GRANTOR: MARK A & SUSAN D SHEL						
GRANTEE: MARK A & SUSAN D SH						
1054/0837	8/03/2005	WD	Q	I		145,000
GRANTOR: STEWART						
GRANTEE: SHELTON & SWEARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S10 W12 FST= W12 S16 E12 N16$ S33 FOP= S4 E24N4 W24$ E24 N17 E12 PTO= E13N9 E19 N6 UST= N8 E8 N8 W27 S16 E19$ W19 N8 UOP= N8 W8 S8 E8$ W8 N3W5 S26$ N26$ PTR= N30 FUS= N29 W24 S29 FOP= S4 E24 N4 W24$ E24$S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

TOTAL OB/XF 1,200

LAND DESCRIPTION

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	0100	C	SFR	100		A-1	0.00	0.00	2.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,880							

REVIEW DATE 06/22/2026 BY NH Total Acres: 2.18 Total Land Value: 34,880 Market: 0 Agricultural: 0 Common: 34,880 PRINTED 11/17/2026 BY SYS