LOT 7 BLK C OLD WIRE FARMS.

ORB 826-1028, 903-928,

SHAW LESLIE A/SHAW MICHELLE ANN
257 SW PIONEER WAY
FORT WHITE, FL 32038

2027

14-6S-16-03818-167

BUILDING CHARACTERISTICS

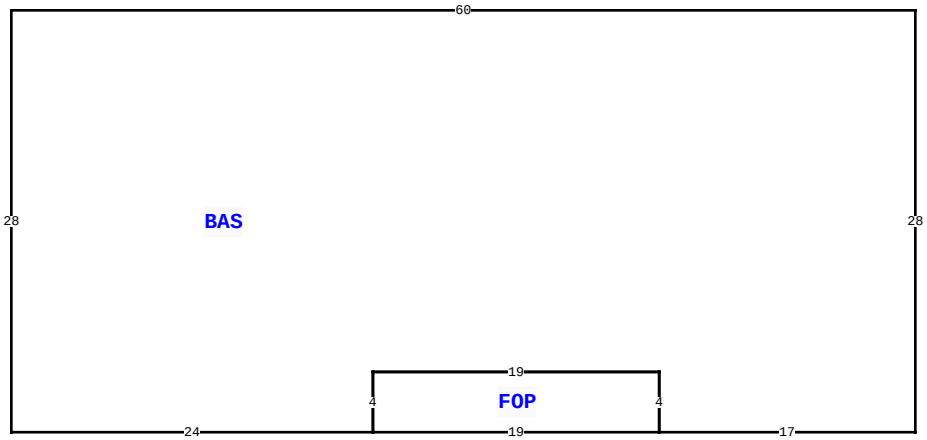
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	178,983
FOP	76	30		23	2,566
TOTALS	1,680			1,627	181,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	125.2350	137.76	224,136	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1604 HX Base Yr 2007



257 SW PIONEER WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	10	18	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	
2	0296	SHED METAL	0	100	10	18	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,550
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,550
SOH/AGL Deduction		77,563
ASSESSED VALUE		157,987
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,576
TOTAL JUST VALUE		235,550
NCON VALUE		4,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23173	SFR	491	05/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0903/0928	5/05/2000	WD	Q	V		11,500
GRANTOR: KEITH & DARLENE BURNS						
GRANTEE: LESLIE A & MICHELE						
0826/1028	7/15/1996	WD	Q	V		10,000
GRANTOR: OLD WIRE FARMS INC						
GRANTEE: KEITH W & DARLENE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E24 FOP= E19 N4 W19 S4$ N4 E19 S4 E17 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2026 BY NH Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS