BEG NE COR OF NW1/4, RUN W 661.1
S 662.25 FT, E 661.10 FT, N 662.
TO POB. (AKA LOT 38 SHILOH RIDGE

CRENSHAW DANIEL F/CRENSHAW JUANITA
481 SW BLUEGRASS CT
FORT WHITE, FL 32038

2027

15-7S-16-04226-138

BUILDING CHARACTERISTICS

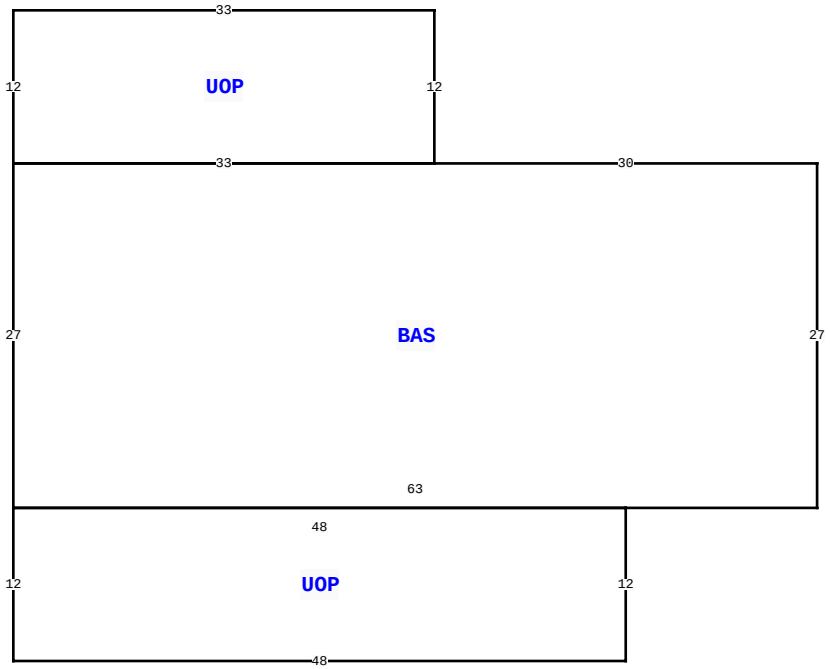
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	47,315
UOP	396	25		99	2,754
UOP	576	25		144	4,006
TOTALS	2,673			1,944	54,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	115.9000	69.54	135,186	1999	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1999 Heated Area: 1701 HX Base Yr 1999



481 SW BLUEGRASS CT, FORT WHITE

BLD DATE	11/16/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,074
TOTAL MARKET OB/XF VALUE		20,106
TOTAL LAND VALUE - MARKET		110,550
TOTAL MARKET VALUE		89,207
SOH/AGL Deduction		24,489
ASSESSED VALUE		64,718
TOTAL EXEMPTION VALUE	HX HB	39,718
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		184,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26977	M H	520	05/06/2008
14682	M H	125	11/12/1998
12346	M H	125	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/240	2/25/2025	LE	U	I	14	100
GRANTOR: CRENSHAW DANIEL F (EN						
GRANTEE: MATHEWS ERIC (RMDR)						
0868/0717	10/27/1998	WD	Q	V	01	24,000
GRANTOR: K MCBRADY						
GRANTEE: D CRENSHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N12 W33 S12 E33$ W33 S27 UOP= S12 E48 N12 W48$E63 N27$.

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	12	16	192.00	UT	5.00	5.00	65	1998	1998	3	65	624	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	65	1998	1998	3	65	702	
3	0296	SHED METAL	0	100	22	16	352.00	UT	5.00	5.00	65	1998	1998	3	65	1,144	
4	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	65	1998	1998	3	65	936	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	20	60	1,200.00	UT	2.50	2.50	75	1998	1998	3	75	2,250	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0040	BARN,POLE	0	100	20	60	1,200.00	UT	2.50	2.50	75	1998	1998	3	75	2,250	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 20,106

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.05	AC		1.00	1.00	1.00	445.00	445.00	4,027							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,550							

REVIEW DATE 08/26/2026 BY NH Total Acres: 10.05 Total Land Value: 15,027 Market: 99,550 Agricultural: 4,027 Common: 11,000 PRINTED 11/17/2026 BY SYS