COMM NE COR OF SEC, RUN S 1056.7
FOR POB, CONT W 599.86 FT, W 799
FT TO N R/W OF SR-238, S 55 DEG

HERNANDEZ ENRIQUE J/HERNANDEZ SANDRA
240 SW GRANITE CT
LAKE CITY, FL 32024

2027

17-6S-16-03851-100

BUILDING CHARACTERISTICS

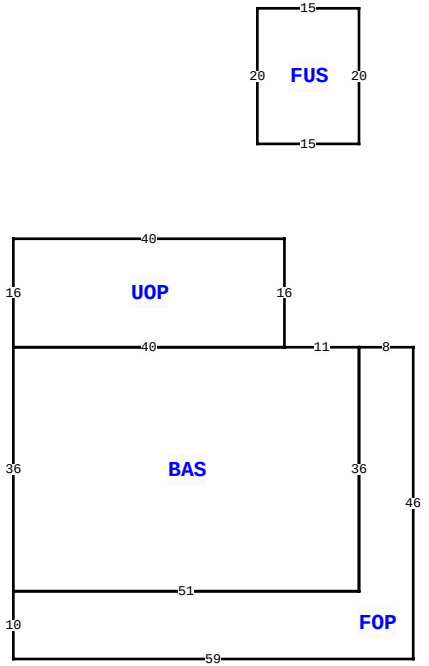
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	229,939
FOP	878	30		263	32,938
FUS	300	100		300	37,572
UOP	640	20		128	16,031
TOTALS	3,654			2,527	316,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,527	133.9430	147.34	372,528	1999	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 1999 Heated Area: 2136 HX Base Yr 1999



6109 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 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	0020	BARN,FR	0	100	36	48	1.00	UT	0.00	0.00	100	1998	1998	3	100	10,000	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1900	1900	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	100	
4	0180	FPLC 1STRY	0	100	36	48	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	4,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	316,479
TOTAL MARKET OB/XF VALUE	16,300
TOTAL LAND VALUE - MARKET	359,600
TOTAL MARKET VALUE	352,568
SOH/AGL Deduction	137,011
ASSESSED VALUE	215,557
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	164,146
TOTAL JUST VALUE	692,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	698,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15010	SFR	380	02/01/1999
14549	M H	125	09/24/1998
14535	PUMP/UTPOL	30	09/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1566/957	4/21/2026	WD	Q	I	01	885,000
GRANTOR: MARLOWE KATHLEEN W						
GRANTEE: HERNANDEZ ENRIQUE J						
1487/1886	3/29/2023	LE	U	I	14	100
GRANTOR: MARLOWE RONALD E						
GRANTEE: TEETS LISA MARIE (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N16 W40 S16 E40$ W40 S36 FOP= S10 E59 N46 W8 S36 W51$ E51 N36$ PTR= N30 FUS= N20 W15 S20 E15$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 16,300

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.96	AC		1.00	1.00	1.00	280.00	280.00	9,789							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	34.96	AC		1.00	1.00	1.00	10,000.00	10,000.00	349,600							

REVIEW DATE 08/19/2026 BY TP Total Acres: 35.96 Total Land Value: 19,789 Market: 349,600 Agricultural: 9,789 Common: 10,000 PRINTED 11/17/2026 BY SYS