

BEG SE COR OF NE1/4, RUN S
5.62 FT TO N R/W PINE RD, RUN
W 811.09 FT, N 705.40 FT, E

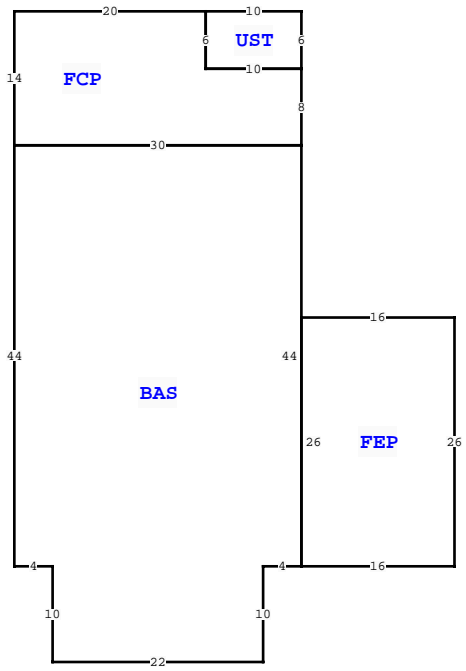
CLEMENTS THOMAS W SR/CLEMENTS SHELLANA (AKA SHANE)
1793 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09691-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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	17617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,540	100	
FCP	360	25	
FEP	416	80	
UST	60	45	
TOTALS	2,376		1,990

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 0									
				Heated Area:	1540			HX Base Yr				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		160,898				
TOTAL MARKET OB/XF VALUE		6,387				
TOTAL LAND VALUE - MARKET		117,000				
TOTAL MARKET VALUE		181,625				
SOH/AGL Deduction		124,240				
ASSESSED VALUE		57,385				
TOTAL EXEMPTION VALUE		HX HB 98 57,385				
BASE TAXABLE VALUE		0				
TOTAL JUST VALUE		284,285				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		284,285				
SALE:2:1: STRESS SALE (2 PARCELS)						
SALE:1:1: 5 ACRES PLUS IMP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0461	1/11/2017	QC	U	I	30	100
GRANTOR: THOMAS W SR & SHELLAN						
GRANTEE: THOMAS W SR & SHELLAN						
0953/1842	5/10/2002	WD	Q	I	01	100
GRANTOR: SHANE CLEMENTS (FAKA)						
GRANTEE: THOMAS W & SHANE P						
BUILDING NOTES						
BUILDING DIMENSIONS						
UST= N6 W10 S6 E10\$ FCP= W10N6 W20 S14 E30 BAS= W30 S44 E4 S10E22 N10 E4 FEP= E16 N26 W16 S26\$ N44\$ N8\$.						

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	0021	BARN,FR AE	0	100	29	50	1.00	UT	0.00	100	0	0	3	100	200	
2	0080	DECKING	0	100	0	0	988.00	UT	5.00	60	1993	1993	3	60	2,964	
3	0294	SHED WOOD/	0	100	11	30	330.00	UT	11.00	75	2010	2010	3	75	2,723	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
TOTALS													6,387			

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340								
3	9910	M	MKT.VAL.AG	100		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000								