

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

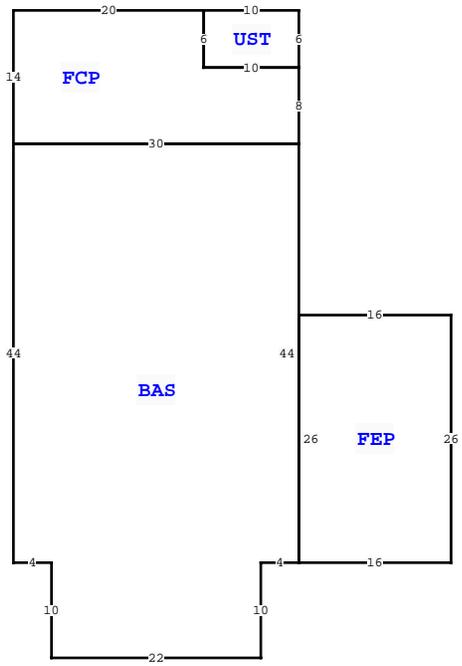
CLEMENTS THOMAS W SR/CLEMENTS SHELLANA (AKA SHANE)  
1793 SW TOMMY LITES ST  
FORT WHITE, FL 32038

**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		

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	126.61	251,954	1945	1945	0	0	35.00	65.00
Heated Area: 1540 HX Base Yr											



1793 SW TOMMY LITES ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				163,770		
TOTAL MARKET OB/XF VALUE				6,387		
TOTAL LAND VALUE - MARKET				117,000		
TOTAL MARKET VALUE				184,497		
SOH/AGL Deduction				127,112		
ASSESSED VALUE				57,385		
TOTAL EXEMPTION VALUE				HX HB 98 57,385		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				287,157		
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												2,376		1,990	163,770		

LAND DESCRIPTION												TOTAL OB/XF												6,387				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											