BEG INTERS OF N LINE OF SEC & N
E 1197.26 FT, S 499.72 FT TO N R
1236.17 FT TO POB.

KUESTNER WARREN JR/FAN QIUHONG
4985 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2027

21-6S-16-03900-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0200	MOBILE HOME

MAP NUM | MKT AREA 02

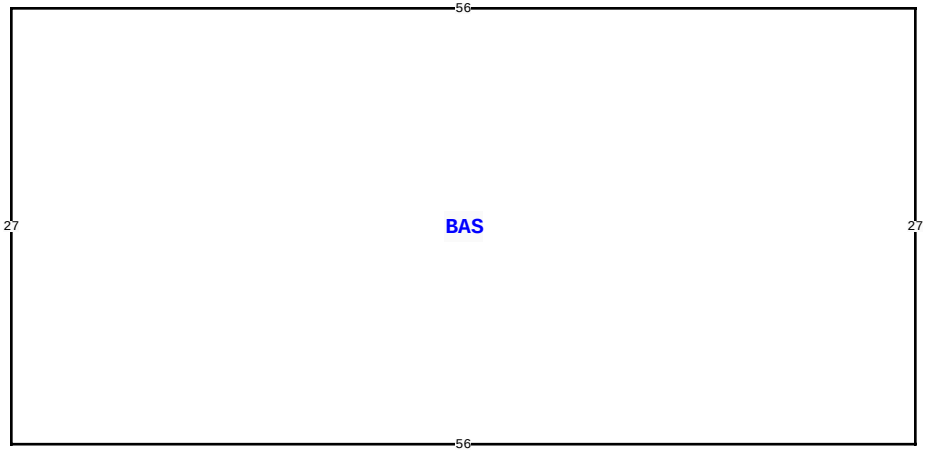
NEIGHBORHOOD/LOC 21616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	39,518
TOTALS	1,512			1,512	39,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	108.9000	65.34	98,794	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1512 HX Base Yr



4985 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,518
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		129,818
SOH/AGL Deduction		85,640
ASSESSED VALUE		44,178
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,178
TOTAL JUST VALUE		129,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,818

XFOB:1:1: FOREST MANOR/MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0923	4/02/2013	WD	U	I	14	30,000
GRANTOR: ANNETTE M KUESTNER						
GRANTEE: WARREN J KUESTNER J						
1137/0367	11/29/2007	QC	Q	I	01	0
GRANTOR: ANNETTE M KUESTNER						
GRANTEE: WARREN J KUESTNER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0102	C	SFR/MH	100		A-1	0.00	0.00	6.90	AC		1.00	1.00	1.00	12,000.00	12,000.00	82,800							

REVIEW DATE 05/11/2026 BY JB Total Acres: 6.90 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 11/17/2026 BY SYS