COMM NE COR OF SW1/4 OF NW1/4 OF
DEG W 940.18 FT TO N R/W OF CR-2
ALONG SAID R/W 198.76 FT, N 65 D

MAHAFFEY DEBRA C/FAIR JOHN W
15791 SW STATE ROAD 47
FORT WHITE, FL 32038

2027

22-6S-16-03912-000

BUILDING CHARACTERISTICS

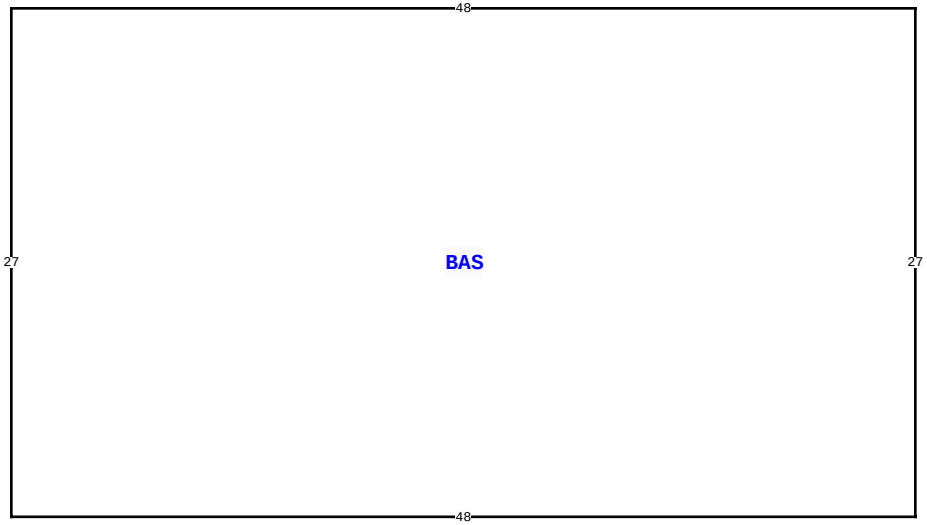
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	117,138
TOTALS	1,296			1,296	117,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	115.7000	107.60	139,450	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2020 Heated Area: 1296 HX Base Yr 2020



4311 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0285	SALVAGE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,138
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		20,561
TOTAL MARKET VALUE		123,643
SOH/AGL Deduction		38,566
ASSESSED VALUE		85,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,666
TOTAL JUST VALUE		139,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35416	M H	375	06/08/2017
9898	PUMP/UTPOL	30	06/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1338	5/09/2019	PR	U	I	30	100

GRANTOR: WILLIAM CASON PR FOR

GRANTEE: DEBRA C MAHAFFEY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,900.00	2,900.00	2,900							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.09	AC		1.00	1.00	1.00	280.00	280.00	1,705							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.09	AC		1.00	1.00	1.00	2,900.00	2,900.00	17,661							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 7.09 Total Land Value: 4,605 Market: 17,661 Agricultural: 1,705 Common: 2,900 PRINTED 11/17/2026 BY SYS