BEG SW COR OF SW1/4 OF NW1/4, RU
NE 639.09 FT TO S R/W CR-238, NW
APPROX 830 FT TO W LINE OF SEC S

ELLIS DAVID L/ELLIS MARIA LISA L
4328 SW ELIM CHURCH RD
FORT WHITE, FL 32038

# 2027

22-6S-16-03912-001

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 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 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 02

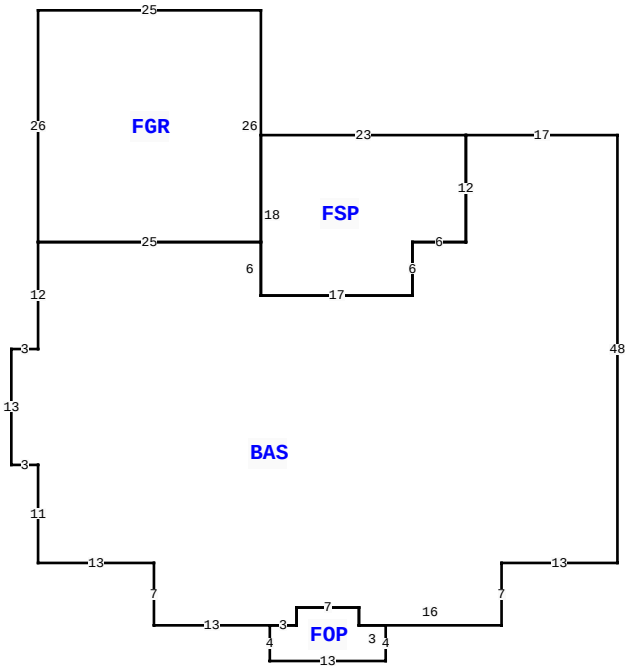
NEIGHBORHOOD/LOC 22616.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,740 | 100 | | 2,740 | 227,552 |
| FGR | 650 | 55 | | 358 | 29,731 |
| FOP | 66 | 30 | | 20 | 1,661 |
| FSP | 378 | 40 | | 151 | 12,540 |
| TOTALS | 3,834 | | | 3,269 | 271,485 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,269 | 109.4160 | 120.36 | 393,457 | 1994 | 1994 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2740 HX Base Yr 2008




4328 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 | 0040 | BARN,POLE | 0 | 100 | 44 | 55 | 2,420.00 | UT | 2.50 | 2.50 | 70 | 1994 | 1994 | 3 | 70 | 4,235 | |
| 2 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 85 | 5,100 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2026 | 2025 | | 100 | 1,200 | |
| 4 | 0258 | PATIO | 0 | 100 | 24 | 26 | 1.00 | UT | 2,498.00 | 2,498.00 | 100 | 2026 | 2025 | | 100 | 2,498 | |

## COLUMBIA COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 271,485 |
| TOTAL MARKET OB/XF VALUE | | 13,033 |
| TOTAL LAND VALUE - MARKET | | 102,850 |
| TOTAL MARKET VALUE | | 333,768 |
| SOH/AGL Deduction | | 103,796 |
| ASSESSED VALUE | | 229,972 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 178,561 |
| TOTAL JUST VALUE | | 387,368 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 392,308 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047176 | Electrical Servic | 0 | 05/09/2023 |
| 8015 | SFR | 83,000 | 01/27/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1139/0101 | 12/19/2007 | WD | Q | I | | 322,100 |
| GRANTOR: DARRELL K & TERRI E C | | | | | | |
| GRANTEE: DAVID L & MARIA ELL | | | | | | |
| 0785/1365 | 1/23/1994 | WD | Q | V | 02 | 0 |
| GRANTOR: DAISY LEE CASON | | | | | | |
| GRANTEE: DARRELL K CASON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FSP= W23 S18 E17 N6E6 N12$ S12 W6 S6 W17 N6 FGR= N26 W25 S26 E25$ W25 S12W3 S13 E3 S11 E13 S7 E13 FOP= S4 E13 N4 W3 N2 W7 S2 W3$ E3 N2 E7 S2 E16 N7 E13 N48 $.

## LAND DESCRIPTION

TOTAL OB/XF 13,033

| 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 | 4.35 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 47,850 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,400 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 100 | | 00 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/12/2026 BY AJ Total Acres: 9.35 Total Land Value: 49,250 Market: 55,000 Agricultural: 1,400 Common: 47,850 PRINTED 11/17/2026 BY SYS