BEG NW COR OF SE1/4 OF NW1/4, RU
S 1323.57 FT, S 38 DEG W 574.16
CR-238, NW'LY ALONG R/W 839.60 F

MACMANUS GARY I/MACMANUS JANE E
3990 SW ELIM CHURCH RD
FORT WHITE, FL 32038

**2027**

**22-6S-16-03914-001**

## BUILDING CHARACTERISTICS

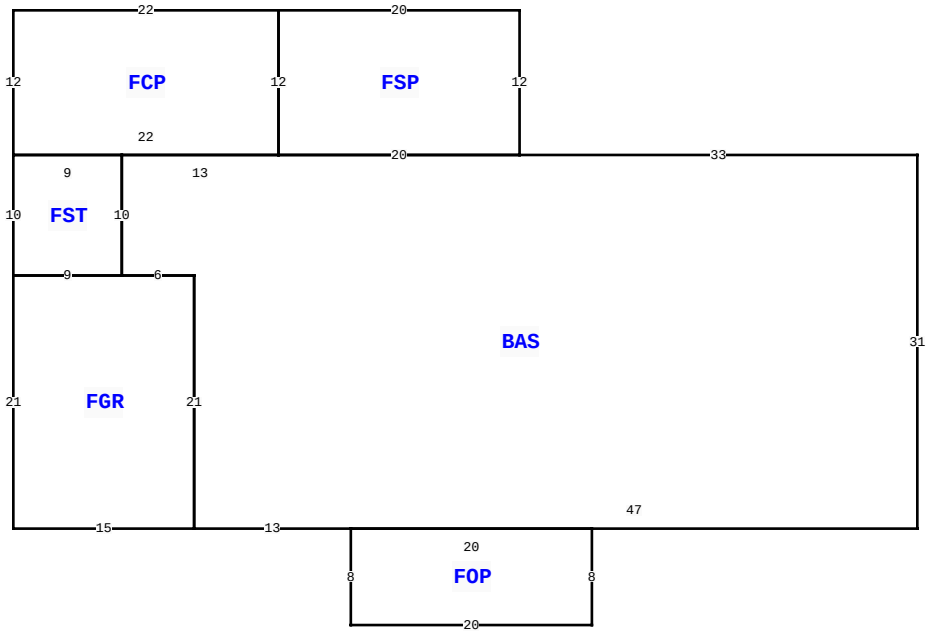
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,920 | 100 | | 1,920 | 173,754 |
| FCP | 264 | 25 | | 66 | 5,973 |
| FGR | 315 | 55 | | 173 | 15,656 |
| FOP | 160 | 30 | | 48 | 4,344 |
| FSP | 240 | 40 | | 96 | 8,688 |
| FST | 90 | 55 | | 50 | 4,525 |
| TOTALS | 2,989 | | | 2,353 | 212,939 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,353 | 114.2660 | 125.69 | 295,749 | 1997 | 1997 | 0 | 0 | 0 | 28.00 | 72.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1920 HX Base Yr




3990 SW ELIM CHURCH RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| 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 | 400 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 24 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 800 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 3 | 77 | 231.00 | UT | 2.00 | 2.00 | 70 | 1993 | 1993 | 3 | 70 | 323 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 100.00 | UT | 5.00 | 5.00 | 70 | 1993 | 1993 | 3 | 70 | 350 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 7 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 8 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 300 | |
| 9 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 10 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,939 |
| TOTAL MARKET OB/XF VALUE | | 6,923 |
| TOTAL LAND VALUE - MARKET | | 999,060 |
| TOTAL MARKET VALUE | | 359,993 |
| SOH/AGL Deduction | | 82,843 |
| ASSESSED VALUE | | 277,150 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 175,739 |
| TOTAL JUST VALUE | | 1,218,922 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,222,802 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10875 | SFR | 125 | 03/12/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1524/649 | 9/25/2024 | TR | U | V | 11 | 100,000 |
| GRANTOR: MCCORMICK DAVID AND P | | | | | | |
| GRANTEE: MACMANUS GARY I | | | | | | |
| 1278/2158 | 7/22/2014 | QC | U | V | 11 | 100 |
| GRANTOR: DAVID A MCCORMICK | | | | | | |
| GRANTEE: DAVID A & PRISCILLA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 FSP= N12 W20 S12 E20$ W20 FCP= N12 W22 S12 E22$ W13
FST= W9 S10 E9 N10$ S10 FGR= W9 S21 E15 N21 W6$ E6 S21 E13
FOP= S8 E20 N8 W20$ E47 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 6,923

| 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 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | A-1 | 0.00 | 0.00 | 8.99 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 80,910 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 32.31 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 9,047 | | | | | | | |
| 4 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 34.27 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 12,680 | | | | | | | |
| 5 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 116.05 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 32,494 | | | | | | | |
| 6 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 182.63 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 913,150 | | | | | | | |

REVIEW DATE 05/22/2026 BY AJ Total Acres: 192.62 Total Land Value: 140,131 Market: 913,150 Agricultural: 54,221 Common: 85,910 PRINTED 11/17/2026 BY SYS