COMM NE COR, RUN S 2658.81 FT, W S 640.08 FT TO POB, CONT S 648.3 FT, N 648.28 FT, E 673.69 FT TO

SHOCKLEY MATTHEW C/SHOCKLEY JILLIAN M
631 SW UNITY CT
FT WHITE, FL 32038

2027

24-7S-16-04317-131

BUILDING CHARACTERISTICS

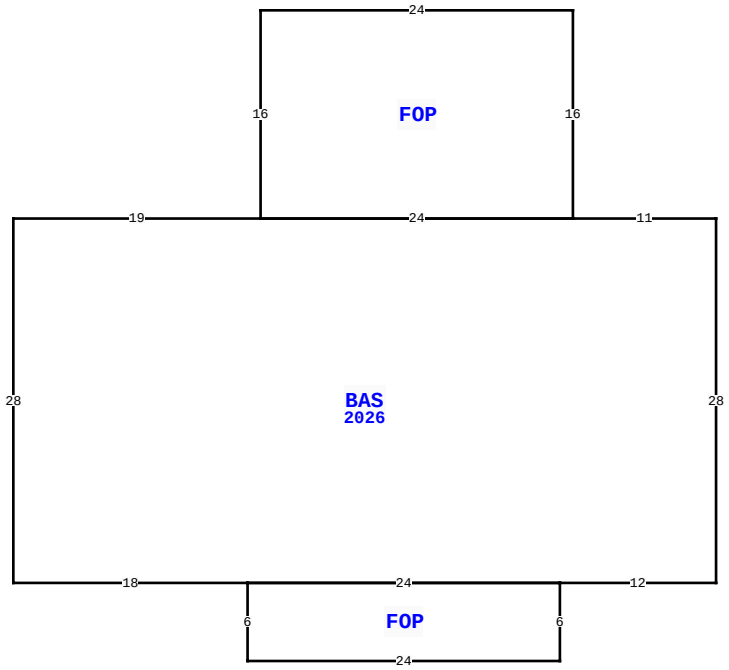
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	148,394
FOP	144	30		43	4,220
FOP	384	30		115	11,286
TOTALS	2,040			1,670	163,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	111.5240	122.68	204,876	1999	2005	0	0	0	20.00	80.00

3 SINGLE FAM 0% - 2026 Heated Area: 1512 HX Base Yr



631 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0	10	16	160.00	UT	3.50	3.50	100	1999	1999	3	100	560	
2	0040	BARN,POLE	0	0	36	46	1,656.00	UT	5.00	5.00	100	1999	1999	3	100	8,280	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	163,901
TOTAL MARKET OB/XF VALUE	8,840
TOTAL LAND VALUE - MARKET	111,100
TOTAL MARKET VALUE	283,841
SOH/AGL Deduction	0
ASSESSED VALUE	283,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,841
TOTAL JUST VALUE	283,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,820

SALE:1:1: INCLUDED 04317-134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055528	Additions	353,804	04/21/2026
000054113	Electrical Servic		09/22/2025
000053718	Roof Replacement	16,000	07/31/2025
14852	SFR	475	12/15/1998
10830	M H	125	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1894	6/30/2025	WD	Q	I	01	360,000
GRANTOR: BRAINARD CHERYL E						
GRANTEE: SHOCKLEY MATTHEW C						
1286/0627	12/12/2014	QC	U	I	11	100
GRANTOR: BETTY DZIEDZIC						
GRANTEE: ALFRED R & CHERYL E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[ORIG=-6,-1] N16 W24 S16 E24 $
FOP=[ORIG=-31,27] S6 E24 N6 W24 $
BAS=[YR=2026;ORIG=5,-1] W11 W24 W19 S28 E18 E24 E12 N28 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,840

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	0		00	0.00	0.00	9.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,100							

REVIEW DATE 03/26/2026 BY TW Total Acres: 10.10 Total Land Value: 111,100 Market: 0 Agricultural: 0 Common: 111,100 PRINTED 11/17/2026 BY SYS