

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

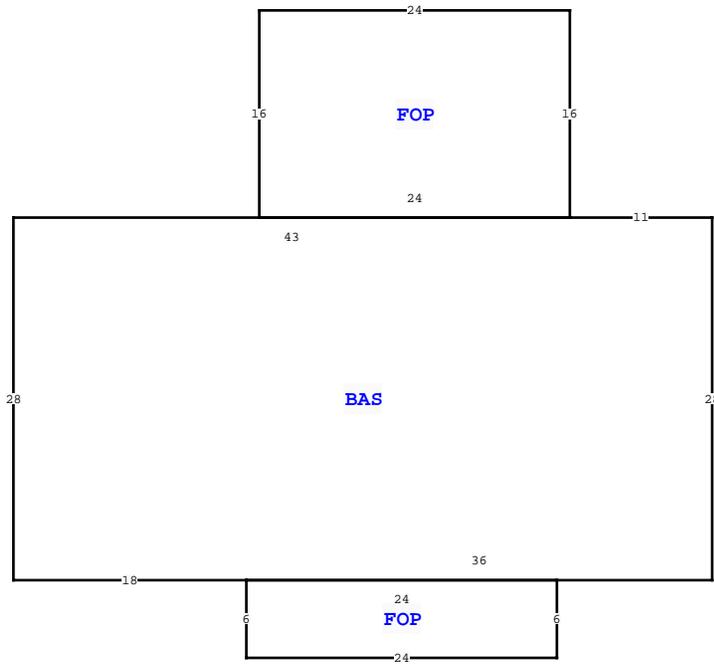
SHOCKLEY MATTHEW C/SHOCKLEY JILLIAN M  
631 SW UNITY CT  
FT WHITE, FL 32038

**2026**

24-7S-16-04317-131  


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 Floor	14		CARPET 80
Interior Floor	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
BAS	1,512	100	
FOP	144	30	
FOP	384	30	
TOTALS	2,040		

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	124.91	208,600	1999	2005	0	0	20.00	80.00		
3 SINGLE FAM 0% - 2026 Heated Area: 1512 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,880
TOTAL MARKET OB/XF VALUE			8,840
TOTAL LAND VALUE - MARKET			95,950
TOTAL MARKET VALUE			271,670
SOH/AGL Deduction			0
ASSESSED VALUE			271,670
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			271,670
TOTAL JUST VALUE			271,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,240
SALE:1:1: INCLUDED 04317-134			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	10	16	UT	3.50	3.50	560
2	0040	BARN, POLE	0	0	36	46	UT	5.00	5.00	8,280

TOTAL OB/XF													
8,840													
631 SW UNITY CT, FORT WHITE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/07/2025 MLU													

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W11 FOP= N16 W24 S16 E24\$ W43 S28 E18 FOP= S6 E24 N6 W24\$ E36 N28\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	0		00	0.00	0.00	9.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,450							