

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

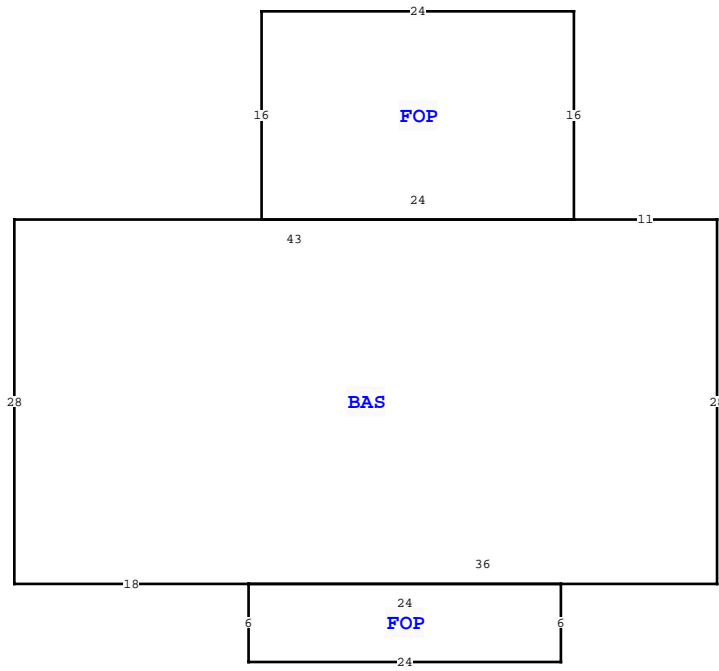
SHOCKLEY MATTHEW C/SHOCKLEY JILLIAN M
631 SW UNITY CT
FT WHITE, FL 32038

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		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		1,512	151,091
FOP	144	30		43	4,297
FOP	384	30		115	11,492
TOTALS	2,040			1,670	166,880

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				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				166,880	
TOTAL MARKET OB/XF VALUE				8,840	
TOTAL LAND VALUE - MARKET				111,100	
TOTAL MARKET VALUE				286,820	
SOH/AGL Deduction				0	
ASSESSED VALUE				286,820	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				286,820	
TOTAL JUST VALUE				286,820	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				261,240	
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						

EXTRA FEATURES																
L N	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			3.50	100	1999	1999	3	100	560	
2	0040	BARN, POLE	0	0	36	46			5.00	100	1999	1999	3	100	8,280	

TOTAL OB/XF										8,840						
631 SW UNITY CT, FORT WHITE										BLD DATE		LGL DATE		05/06/2026	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

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										8,840				
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	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							