(AKA LOT 6 THREE RIVERS EST UNRE
SEC, RUN S 1328.25 FT, W 664.47
CONT W 332.24 FT, S 1328.89 FT T

ROGERS SHAWN WAYLAND
493 SW ILLINOIS ST
FORT WHITE, FL 32038

2027

25-6S-15-00519-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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

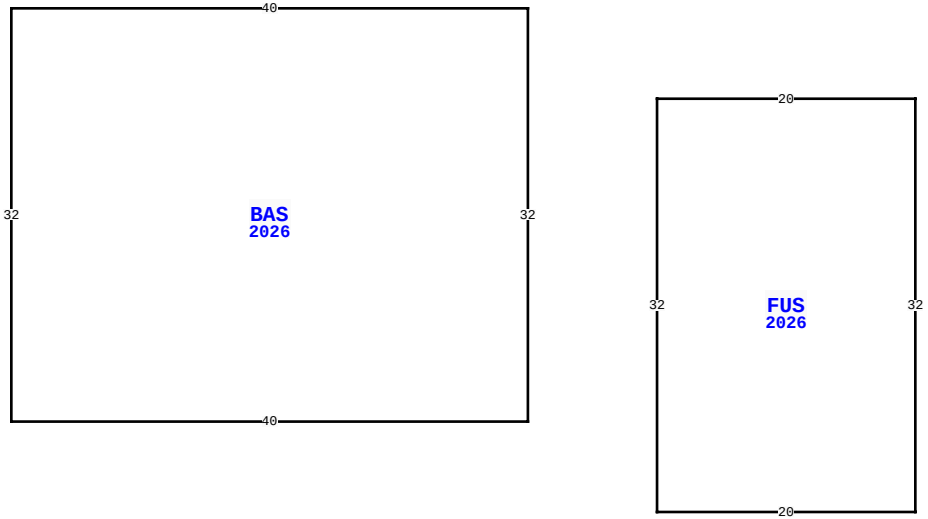
NEIGHBORHOOD/LOC 25615.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	2026	1,280	81,344
FUS	640	100	2026	640	40,672
TOTALS	1,920			1,920	122,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,920	105.9240	63.55	122,016	2025	2025	0	0	0	0.00	100.00

1 STRG/CONV 100% - 2026 Heated Area: 1920 HX Base Yr 2026



493 SW ILLINOIS ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,016
TOTAL MARKET OB/XF VALUE	18,000
TOTAL LAND VALUE - MARKET	111,430
TOTAL MARKET VALUE	251,446
SOH/AGL Deduction	0
ASSESSED VALUE	251,446
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	200,035
TOTAL JUST VALUE	251,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036078	New Residential C	0	09/17/2021
36078	SFR	655	12/11/2017
36079	GARAGE	87	12/11/2017
35806	PUMP/UTPOL	50	09/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/1847	4/29/2015	WD	Q	V	01	49,000
GRANTOR: HARRIET M PRESCOTT						
GRANTEE: SHAWN WAYLAND ROGER						
1209/2296	8/17/2009	QC	U	V	11	100
GRANTOR: JOSEPH D POLIMENI (NA						
GRANTEE: HARRIET M PRESCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,8] E40 S32 W40 N32 $
FUS=[YR=2026;ORIG=66,15] E20 S32 W20 N32 $
.

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	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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			0.00	0.00	10.13	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,430							

REVIEW DATE 02/27/2026 BY robin Total Acres: 10.13 Total Land Value: 111,430 Market: 0 Agricultural: 0 Common: 111,430 PRINTED 11/16/2026 BY SYS