

(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

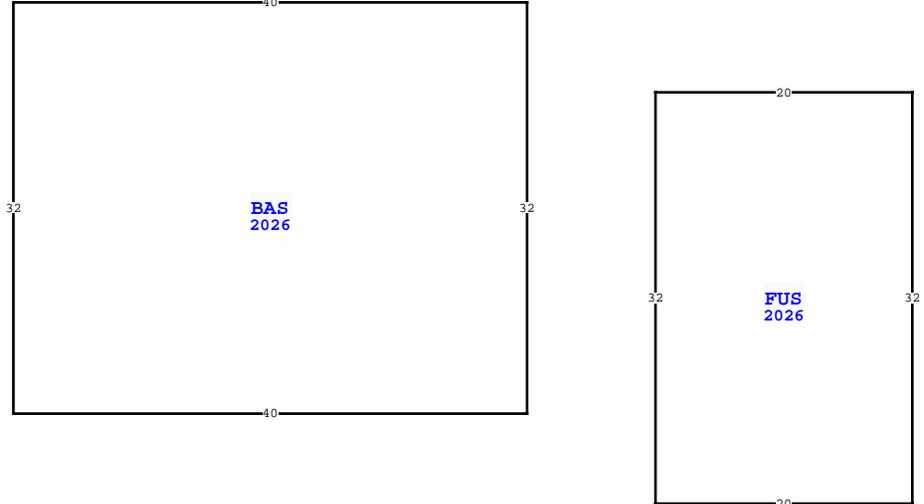
2026

25-6S-15-00519-106



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,280	100	2026
FUS	640	100	2026
TOTALS	1,920		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		231,840	2025	2025	0	0	0.00	100.00
				Heated Area: 1920			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			231,840
TOTAL MARKET OB/XF VALUE			18,000
TOTAL LAND VALUE - MARKET			111,430
TOTAL MARKET VALUE			361,270
SOH/AGL Deduction			0
ASSESSED VALUE			361,270
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			309,859
TOTAL JUST VALUE			361,270
NCON VALUE			249,840
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,235

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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
2	0030	BARN, MT	0 100	30 40	1,200.00

TOTAL OB/XF												18,000			
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
2	0030	BARN, MT	0 100	30 40	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	

BUILDING NOTES											
493 SW ILLINOIS ST, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

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

LAND DESCRIPTION												TOTAL OB/XF												18,000			
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	100			0.00	0.00	10.13	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,430										