COMM SW COR OF SEC, RUN N 1285.0
FT TO A PT OF TANGENCY OF A CURV
C-238 FOR POB, CONT E 982.91 FT,

SOMMERS STEPHEN/SOMMERS TWYLA
1820 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2027

25-6S-16-03937-000

BUILDING CHARACTERISTICS

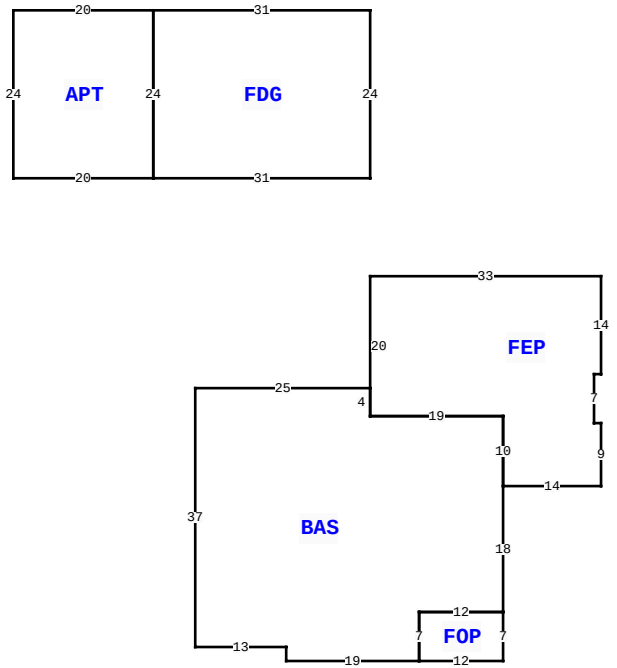
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	480	100		480	45,501
BAS	1,530	100		1,530	145,036
FDG	744	60		446	42,279
FEP	793	80		634	60,100
FOP	84	30		25	2,370
TOTALS	3,631			3,115	295,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,115	113.3930	124.73	388,534	1962	2005	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 2010 HX Base Yr 2025



1820 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0030	BARN,MT	0	100	30	76	2,280.00	UT	10.00	10.00	100	0	0	3	100	22,800	
2	0252	LEAN-TO W/	0	100	0	0	2,800.00	UT	1.50	1.50	50	0	0	3	50	2,100	
3	0021	BARN,FR AE	0	100	24	36	1.00	UT	1,700.00	1,700.00	50	0	0	3	50	850	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	10	24	1.00	UT	500.00	500.00	50	0	0	3	50	250	
6	0040	BARN,POLE	0	100	30	45	1,350.00	UT	4.50	4.50	100	2010	2010	3	100	6,075	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		295,286
TOTAL MARKET OB/XF VALUE		36,975
TOTAL LAND VALUE - MARKET		142,880
TOTAL MARKET VALUE		344,982
SOH/AGL Deduction		0
ASSESSED VALUE		344,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,571
TOTAL JUST VALUE		475,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,515

SALE:1:1: 19.89 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045508	Electrical Servic	0	09/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/936	7/14/2024	WD	Q	I	01	550,000
GRANTOR: LANGDALE JAMES K JR						
GRANTEE: SOMMERS STEPHEN						
1505/410	12/22/2023	QC	U	I	11	100
GRANTOR: LANGDALE JAMES K JR						
GRANTEE: LANGDALE JAMES K JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S37 E13 S2 E19 FOP= E12N7 W12 S7$ N7 E12 N18 FEP= E14 N9 W1 N7 E1 N14 W33 S20 E19S10$N10 W19 N4$ PTR=N30 FDG= N24 W31 APT= W20 S24 E20 N24$ S24 E31$ S30 $.

LAND DESCRIPTION

TOTAL OB/XF 36,975

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	100					16.86	AC		1.00	1.00	1.00	280.00	280.00	4,721							
3	9910	M	MKT.VAL.AG	100					16.86	AC		1.00	1.00	1.00	8,000.00	8,000.00	134,880							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 17.86 Total Land Value: 12,721 Market: 134,880 Agricultural: 4,721 Common: 8,000 PRINTED 11/17/2026 BY SYS