

BEG NE COR OF NE1/4 OF SE1/4, RU  
W 420 FT, S 210 FT, W 905.18 FT,  
FT, E 1324.98 FT TO POB.

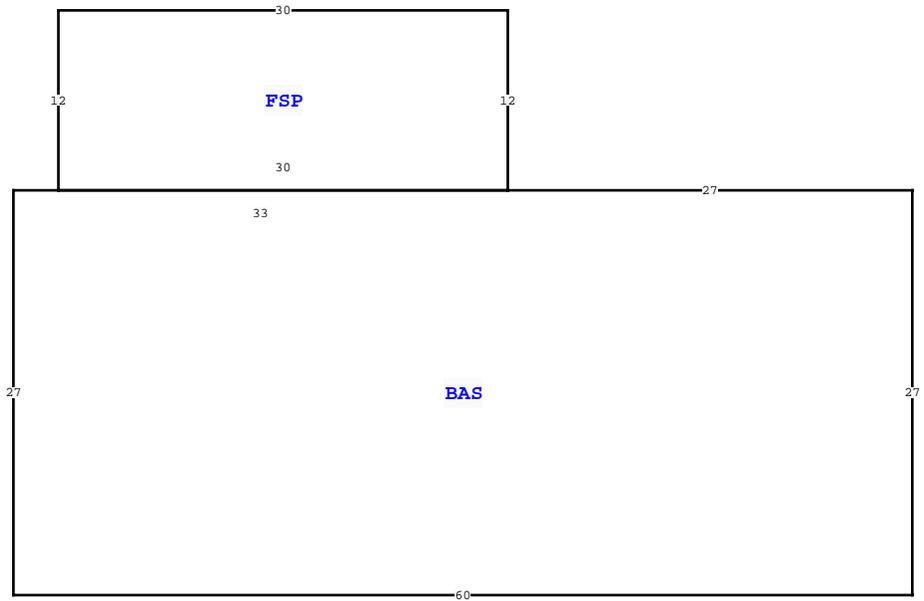
FRITZ RUSSELL C  
1179 SW ELIM CHURCH RD  
FORT WHITE, FL 32038

2026

25-6S-16-03938-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural	01	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
BAS	1,620	100
FSP	360	40
TOTALS	1,980	1,764
TOTALS		49,533

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,764	117.0000	70.20	123,833	1996	1996	0	0	60.00	40.00		
1 MOBILE HME 0% - 2022 Heated Area: 1620 HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	49,533	
TOTAL MARKET OB/XF VALUE	52,715	
TOTAL LAND VALUE - MARKET	105,805	
TOTAL MARKET VALUE	113,962	
SOH/AGL Deduction	0	
ASSESSED VALUE	113,962	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	113,962	
TOTAL JUST VALUE	208,053	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	208,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38118	M H	325	05/15/2019
29941	M H	560	01/17/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0915	7/10/2017	WD	U	I	11	100
GRANTOR: RUSSELL C & LOIS G FR						
GRANTEE: RUSSELL C & LOIS G						
0526/0271	12/01/1983	WD	Q	V	01	24,000
GRANTOR:						
GRANTEE:						

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	0020	BARN,FR	0	0	30	32	960.00	UT	5.44	40	0	0	3	40	2,089	
2	0120	CLFENCE 4	0	0	0	0	170.00	UT	5.50	100	2010	2010	3	100	935	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	1,500	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	1,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	800	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
8	0261	PRCH, UOP	0	0	12	24	288.00	UT	7.00	70	2010	2010	3	70	1,411	
9	0252	LEAN-TO W/	0	0	10	30	300.00	UT	1.50	100	2010	2010	3	100	450	
10	0060	CARPORT F	0	0	20	20	400.00	UT	3.50	60	2010	2010	3	60	840	

TOTAL OB/XF									
23,025									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/09/2022		MLU	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W27 FSP= N12 W30 S12 E30\$ W33 S27 E60 N27\$.									

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	29.23	AC		1.00	1.00	1.00	281.00	281.00	8,214							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.23	AC		1.00	1.00	1.00	3,500.00	3,500.00	102,305							

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11	0294	SHED WOOD/	0 0	44 37	1,628.00	UT	11.00	11.00	50	2010	2010	3	50	8,954																													
12	0031	BARN,MT AE	0 0	48 48	2,304.00	UT	9.00	9.00	100	2010	2010	3	100	20,736																													
<b>TOTAL OB/XF</b> 29,690																																											
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<b>REVIEW DATE</b> 07/02/2019 <b>BY</b> RP    Total Acres: 30.23    Total Land Value: 11,714    Market: 102,305    Agricultural: 8,214    Common: 3,500 <b>PRINTED 03/25/2026 BY SYS</b>																																											