

COMM NW COR OF SE1/4 OF SEC & RU
 POB, THENCE E 403.35 FT, S 574.1
 NORTHERLY R/W LINE OF CR-238, TH

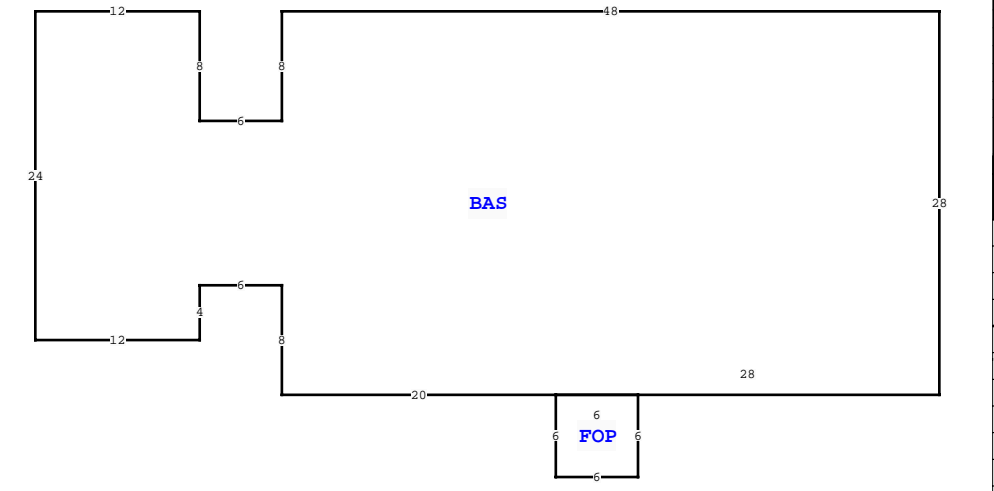
ESKELIN KRISTINE K
 8730 NE 40TH CT RD
 HIGH SPRINGS, FL 32643

2026

25-6S-16-03940-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,715	74.0880	82.98	142,311	1955	1955	0	0	10	35.00	55.00	



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	1,704	100		1,704	77,769
FOP	36	30		11	502
TOTALS	1,740			1,715	78,271

1435 SW ELIM CHURCH RD, FORT WHITE

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

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	
3	0252	LEAN-TO W/	0	0	12	12	144.00	UT	2.00	2.00	100	1993	1993	3	100	288	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION																								
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	78,271		
TOTAL MARKET OB/XF VALUE	2,863		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	146,134		
SOH/AGL Deduction	13,835		
ASSESSED VALUE	132,299		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	132,299		
TOTAL JUST VALUE	146,134		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	126,608		
PRMT:2:1: THIS MAYBE WRONG PRCL # , MAYBE 03940-00			
SALE:1:1: HEIR PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053960	Electrical Servic		09/01/2025
000053894	Right-of-Way Acce		08/22/2025
000053676	Roof Replacement	18,950	07/28/2025
18847	PUMP/UTPOL	30	10/17/2001
8445	SFR	35,000	06/02/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1123/0874	6/15/2007	WD	Q	I		115,000
GRANTOR: RONALD D & CINDY PRES						
GRANTEE: KRISTINE K ESKELIN						
1056/0787	8/23/2005	WD	Q	I		80,000
GRANTOR: MELVIN F & DELL R LON						
GRANTEE: RONALD D & CINDY PR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S8 W6 N8 W12 S24 E12N4 E6 S8 E20 FOP= S6 E6 N6 W6\$ E28 N28\$.