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

2027

25-6S-16-03940-000

BUILDING CHARACTERISTICS

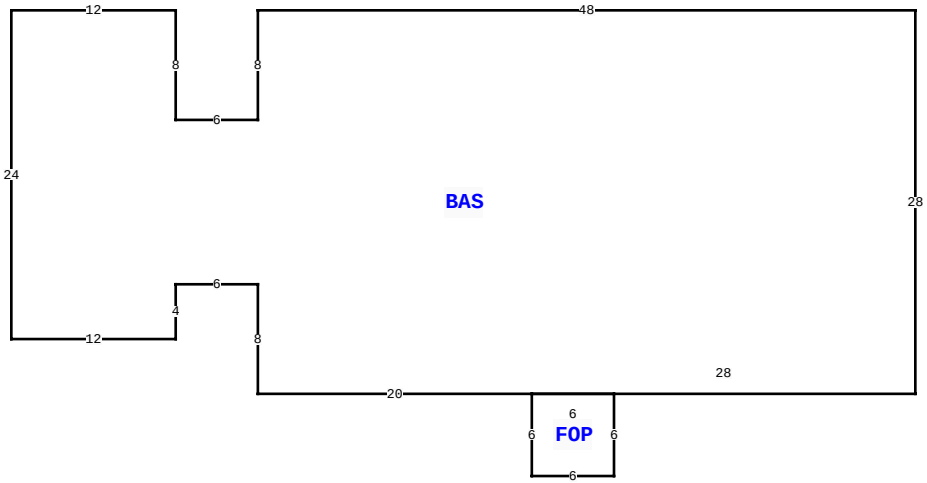
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	76,382
FOP	36	30		11	493
TOTALS	1,740			1,715	76,875

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	81.50	139,772	1955	1955	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1704 HX Base Yr



1435 SW ELIM CHURCH RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,875
TOTAL MARKET OB/XF VALUE	2,863
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	144,738
SOH/AGL Deduction	0
ASSESSED VALUE	144,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,738
TOTAL JUST VALUE	144,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,134

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$.

LAND DESCRIPTION

TOTAL OB/XF 2,863

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 04/14/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS