

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

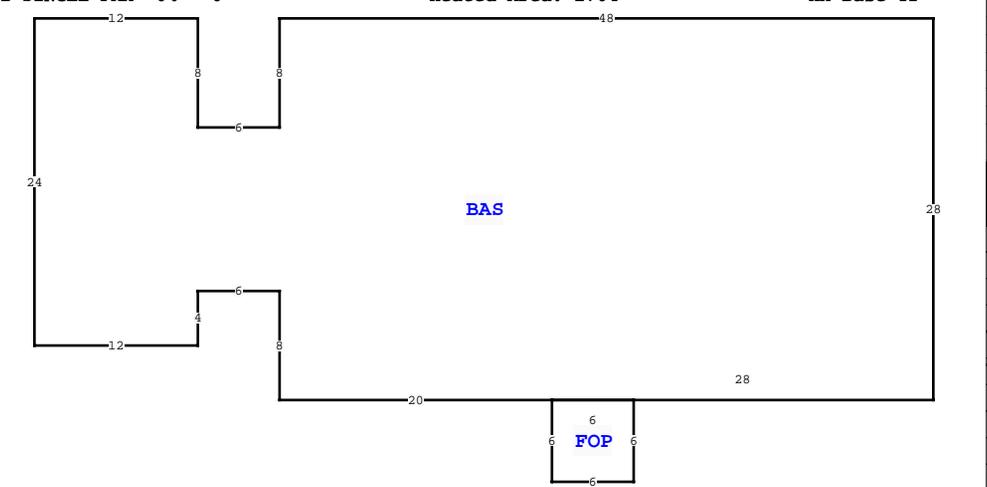
ESKELIN KRISTINE K
 8730 NE 40TH CT RD
 HIGH SPRINGS, FL 32643

2026

25-6S-16-03940-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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

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	70.5600	79.03	135,536	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	74,067
FOP	36	30		11	478
TOTALS	1,740			1,715	74,545

1435 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024
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	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			74,545
TOTAL MARKET OB/XF VALUE			2,063
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			126,608
SOH/AGL Deduction			0
ASSESSED VALUE			126,608
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,608
TOTAL JUST VALUE			126,608
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\$.

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	10,000.00	10,000.00	50,000							