COMM SW COR OF SE1/4, RUN N 525.
FT FOR POB, CONT E 1006.67 FT, T
W LINE OF SE1/4 OF SE1/4, CONT E

GRACE KENNETH/GRACE LAUREN
1196 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2027

25-6S-16-03940-002

BUILDING CHARACTERISTICS

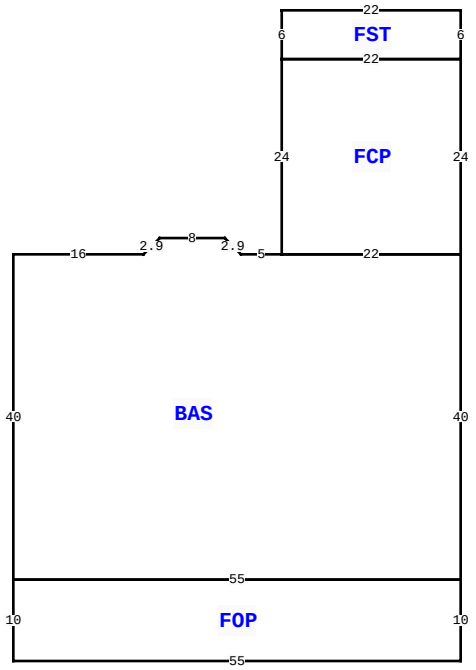
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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
BAS	2,220	100		2,220	208,277
FCP	528	25		132	12,384
FOP	550	30		165	15,480
FST	132	55		73	6,848
TOTALS	3,430			2,590	242,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	109.3440	120.28	311,525	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2018 Heated Area: 2220 HX Base Yr 2018



1196 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	0031	BARN,MT AE	0	100	24	60	1,440.00	UT	6.00	6.00	100	2003	2003	3	100	8,640	
2	0296	SHED METAL	0	100	16	24	384.00	UT	10.00	10.00	100	2010	2010	3	100	6,000	
3	0252	LEAN-TO W/	0	100	8	14	112.00	UT	1.50	1.50	100	2010	2010	3	100	168	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,500	
5	0252	LEAN-TO W/	0	100	10	60	600.00	UT	1.50	1.50	100	2010	2010	3	100	900	
6	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2011	2011	3	68	24,371	
7	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,990
TOTAL MARKET OB/XF VALUE		49,279
TOTAL LAND VALUE - MARKET		166,140
TOTAL MARKET VALUE		371,209
SOH/AGL Deduction		212,631
ASSESSED VALUE		158,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,167
TOTAL JUST VALUE		458,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29036	POOL	180	11/30/2010
19609	SFR	394	06/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2338	2/27/2017	WD	Q	I	01	321,000
GRANTOR: MELVIN F LONG & DELL						
GRANTEE: KENNETH & LAUREN GR						
1261/0087	9/06/2013	LE	U	I	11	100
GRANTOR: MELVIN F & DELL R LON						
GRANTEE: MELVIN F & DELL R L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 L2 U2 W8 D2 L2 W16 S40 FOP= S10 E55 N10 W55$ E55 N40FCP= N24 FST= N6 W22 S6 E22$ W22 S24 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 47,479

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	8.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	76,140							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 18.46 Total Land Value: 78,940 Market: 90,000 Agricultural: 2,800 Common: 76,140 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SE1/4, RUN N 525.
FT FOR POB, CONT E 1006.67 FT, T
W LINE OF SE1/4 OF SE1/4, CONT E

GRACE KENNETH/GRACE LAUREN
1196 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2027

25-6S-16-03940-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0251	LEAN TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
12	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

TOTAL OB/XF 1,800

LAND DESCRIPTION

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

REVIEW DATE 06/02/2026 BY AJ Total Acres: 18.46 Total Land Value: 78,940 Market: 90,000 Agricultural: 2,800 Common: 76,140 PRINTED 11/17/2026 BY SYS