COMM NE COR OF NW1/4 OF NE1/4, R
S 636.08 FT FOR POB, CONT S 637.
FT, N 639.82 FT, E 341.92 FT TO

SHINE MATTHEW S/SHINE KRISTINA L
1441 SW CR 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-019

BUILDING CHARACTERISTICS

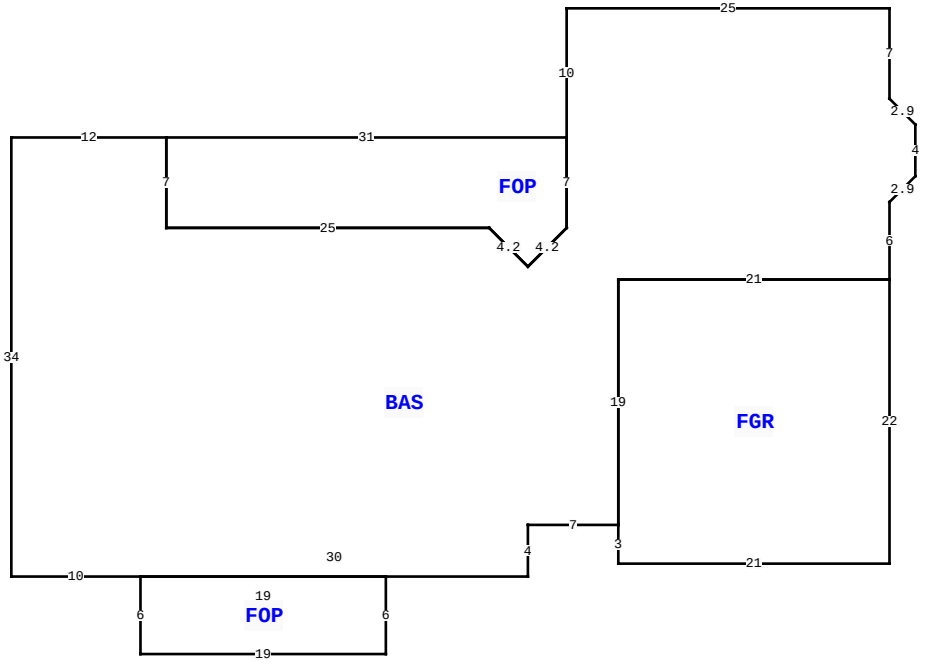
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100		1,837	189,725
FGR	462	55		254	26,233
FOP	114	30		34	3,512
FOP	226	30		68	7,023
TOTALS	2,639			2,193	226,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	120.3741	132.41	290,375	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2004 Heated Area: 1837 HX Base Yr 2004



1441 SW COUNTY ROAD 138 , 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	100	16	20	320.00	UT	2.00	2.00	100	2003	2003	3	100	640	
2	0294	SHED WOOD/	0	100	12	18	216.00	UT	7.50	7.50	100	2003	2003	3	100	1,620	
3	0120	CLFENCE 4	0	100	0	0	240.00	UT	5.50	5.50	100	2010	2010	3	100	1,320	
4	0210	GARAGE U	0	100	24	24	576.00	UT	16.00	16.00	100	2010	2010	3	100	9,216	
5	0294	SHED WOOD/	0	100	16	24	384.00	UT	10.00	10.00	100	2010	2010	3	100	3,840	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
8	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2023	2022		95	31,920	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,492
TOTAL MARKET OB/XF VALUE		50,656
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		342,278
SOH/AGL Deduction		92,972
ASSESSED VALUE		249,306
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,895
TOTAL JUST VALUE		342,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,401

LAND:1:1: S1/2 LOT 11

SALE:2:1: $.70 (DAUGHTER & SON-IN-LAW)

SALE:1:1: DGHT TO PARENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050104	Roof Replacement	20,000	06/12/2024
000042450	Swimming Pool and	60,000	07/30/2021
20090	SFR	322	10/30/2002
15702	M H	125	06/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0609	10/03/2002	WD	Q	V	03	100
GRANTOR: GARY & FRAN SHINE (C						
GRANTEE: MATTHEW & KRISTINA						
0960/2658	8/23/2002	WD	Q	V	03	100
GRANTOR: GARY & FRAN SHINE						
GRANTEE: MATTHEW & KRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S10 FOP= W31 S7 E25 D3 R3 R3 U3 N7$ S7 D3 L3 L3 U3 W25 N7 W12 S34 E10 FOP= S6 E19 N6 W19$ E30 N4 E7 FGR= S3 E21 N22 W21 S19$ N19 E21 N6 U2 R2 N4 L2 U2 N7$.

LAND DESCRIPTION

TOTAL OB/XF 50,656

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 07/31/2024 BY JS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS