

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

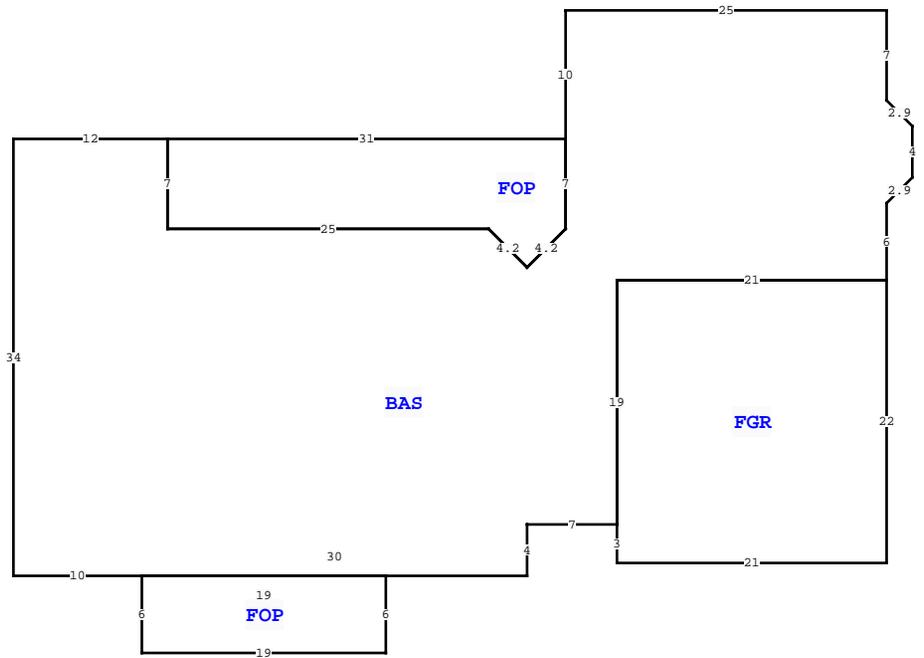
2026

25-7S-16-04321-019



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,837	100	
FGR	462	55	
FOP	114	30	
FOP	226	30	
TOTALS	2,639		

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	134.82	295,660	2003	2003	0	0	22.00	78.00
2 SINGLE FAM		100% - 2004		Heated Area: 1837		HX Base Yr 2004					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		230,615	
TOTAL MARKET OB/XF VALUE		50,656	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		346,401	
SOH/AGL Deduction		104,356	
ASSESSED VALUE		242,045	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		190,634	
TOTAL JUST VALUE		346,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,999	

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						

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	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	

LAND DESCRIPTION															TOTAL OB/XF									
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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							