COMM NE COR OF NW1/4 OF NE1/4, R
TO E R/W OF A CO GRD RD R/W, RUN
POB, RUN E 210 FT, S 420 FT, W 2

SHACKELFORD PAT S/SHACKELFORD NANCY
1635 SW SPIRIT AVE
FORT WHITE, FL 32038

2027

25-7S-16-04321-060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

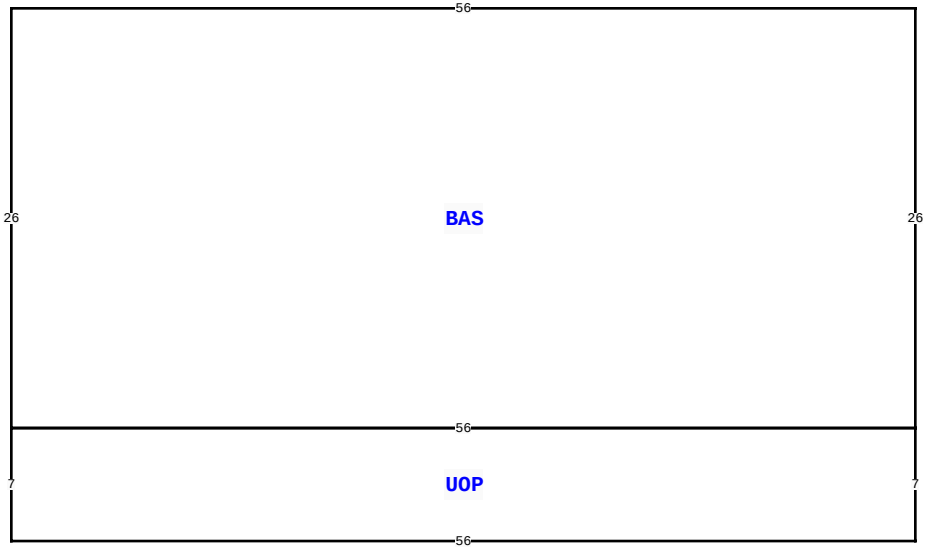
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	110,795
UOP	392	20		78	5,935
TOTALS	1,848			1,534	116,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,534	106.4250	117.07	179,585	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1456 HX Base Yr 2006



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

1635 SW SPIRIT AVE, FORT WHITE

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,730
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		149,030
SOH/AGL Deduction		64,803
ASSESSED VALUE		84,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,816
TOTAL JUST VALUE		149,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7453	SFR	50,000	08/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/1915	1/02/2006	QC	Q	I	01	100
GRANTOR: PAT S SHACKELFORD						
GRANTEE: PAT AND NANCY SHACK						
1054/1670	7/21/2005	QC	Q	I	01	55,000
GRANTOR: SEC OF VET AFFAIRS						
GRANTEE: PAT S SHACKELFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 UOP= S7 E56 N7 W56$ E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS