COMM SW COR OF NW1/4, RUN N 683.
FOR POB. CONT E 675.45 FT, N 656
R/W LINE ELIM CHURCH RD, SAID PT

CARTER TOMMY/CARTER JOYCE
7377 S US HWY 441
LAKE CITY, FL 32025

2026

26-6S-16-03943-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26616.00	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

2904 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,798
TOTAL MARKET VALUE	99,798
SOH/AGL Deduction	23,666
ASSESSED VALUE	76,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,132
TOTAL JUST VALUE	99,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,798

LAND:1:1: NICE LOT, LARGE OAKS THRU OUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2048	6/03/2020	WD	U	V	11	100
GRANTOR: BILL & LINDA CARTER						
GRANTEE: TOMMY & JOYCE CARTE						
1323/0491	9/30/2016	WD	Q	V	01	50,000
GRANTOR: PRISCILLA DALE & THOM						
GRANTEE: BILL & LINDA CARTER						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0			0.00	0.00	9.55	AC		1.00	1.00	1.10	9,500.00	10,450.00	99,798							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 9.55 Total Land Value: 99,798 Market: 0 Agricultural: 0 Common: 99,798 PRINTED 03/23/2026 BY SYS