

LOT 3 ICHETUCKNEE HIGHLANDS S/D.
1037-2860, WD 1053-1750, WD 1068

RIVERA NICHOLAS/RIVERA KELLYANN
2048 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2026

26-6S-16-03944-103


BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
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		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	26616.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2025	1,404	136,312
TOTALS	1,404			1,404	136,312

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2025									
				Heated Area: 1404				HX Base Yr 2025				

27

52

27

52

BAS
2025

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

2048 SW ELIM CHURCH RD, FORT WHITE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		136,312	
TOTAL MARKET OB/XF VALUE		9,500	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		200,812	
SOH/AGL Deduction		0	
ASSESSED VALUE		200,812	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		149,401	
TOTAL JUST VALUE		200,812	
NCON VALUE		2,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39973	M H	0	06/18/2020
24060	SFR	634	01/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/2549	6/25/2024	WD Q	Q	I	01	253,000
GRANTOR: SUNRISE FARMS SPORT H						
GRANTEE: RIVERA NICHOLAS						
1412/1986	5/29/2020	WD Q	Q	V	01	60,000
GRANTOR: ROBERT D & JULIE M RA						
GRANTEE: SUNRISE FARMS SPORT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=18,18] E52 S27 W52 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,500.00	2,500.00	100	2026	2025	100	2,500	

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	0200	C	MBL HM	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								