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

2027

26-6S-16-03944-103

BUILDING CHARACTERISTICS

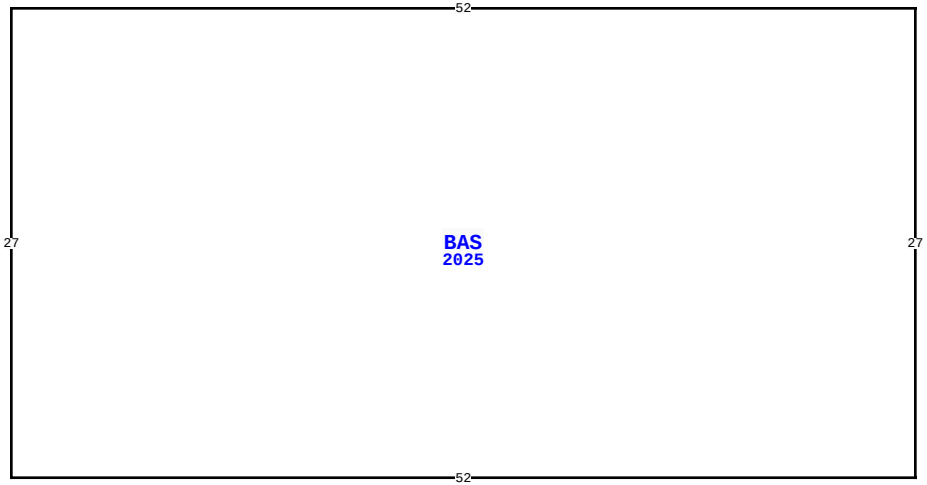
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	134,867
TOTALS	1,404			1,404	134,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.5000	105.56	148,206	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2025



2048 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,867
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		199,367
SOH/AGL Deduction		0
ASSESSED VALUE		199,367
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,956
TOTAL JUST VALUE		199,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,812

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	I	01	253,000
GRANTOR: SUNRISE FARMS SPORT H						
GRANTEE: RIVERA NICHOLAS						
1412/1986	5/29/2020	WD	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 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	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							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 4.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS