

COMM NW COR OF SEC, RUN S
1594.09 FT FOR POB, RUN E
1284.58 FT TO W R/W OF A CO

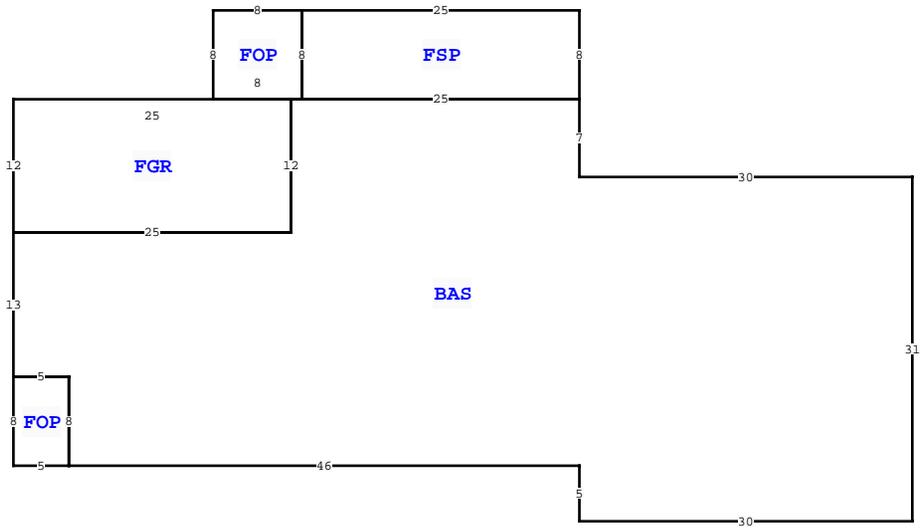
SHRUM ROBERT G/SHRUM JAMIE M
874 SW ROBERTS AVE
FORT WHITE, FL 32038

2026

30-6S-16-03989-000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1.5 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 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	30616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,273	100		2,273	168,961
FGR	300	55		165	12,265
FOP	40	30		12	892
FOP	64	30		19	1,412
FSP	200	40		80	5,947
TOTALS	2,877			2,549	189,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2007								
Heated Area: 2273						HX Base Yr 2007					



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VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	189,478			
TOTAL MARKET OB/XF VALUE	52,154			
TOTAL LAND VALUE - MARKET	125,200			
TOTAL MARKET VALUE	366,832			
SOH/AGL Deduction	170,749			
ASSESSED VALUE	196,083			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	144,672			
TOTAL JUST VALUE	366,832			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	333,412			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050926	Electrical Servic	0	10/01/2024
29024	POOL ENCL	40	11/23/2010
28934	POOL	125	10/12/2010
25328	M H	550	12/20/2006
7671	M H	60	10/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1057/0888	8/31/2005	WD Q	Q	I		321,000
GRANTOR: ROBERT (BOB) & MARY L						
GRANTEE: ROBERT G & JAMIE M						

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	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT 0.00	100	0	0	3	100	1,000	
3	0040	BARN, POLE	0	100	0	0	1.00	UT 0.00	100	1993	1993	3	100	1,400	
4	9945	Well/Sept	0	100	0	0	2.00	UT 7,000.00	100			3	100	14,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT 0.00	100	2008	2008	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT 0.00	100	2008	2008	3	100	600	
7	0070	CARPORT UF	0	100	0	0	1.00	UT 0.00	100	2008	2008	3	100	600	
8	0280	POOL R/CON	0	100	0	0	569.00	UT 70.00	100	2010	2010	3	65	25,890	
9	0282	POOL ENCL	0	100	26	44	1,144.00	UT 15.00	100	2010	2010	3	40	6,864	

TOTAL OB/XF												52,154												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	14.65	AC		1.00	1.00	1.00	8,000.00	8,000.00	117,200							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS= W30 N7 FSP= N8 W25 S8 E25\$ W25 FOP= N8 W8 S8 E8\$ W1FGR= W25 S12 E25 N12\$ S12 W25S13 FOP= S8 E5 N8 W5 \$ E5 S8 E46 S5 E30 N31\$.	