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

2027

30-6S-16-03989-000

BUILDING CHARACTERISTICS

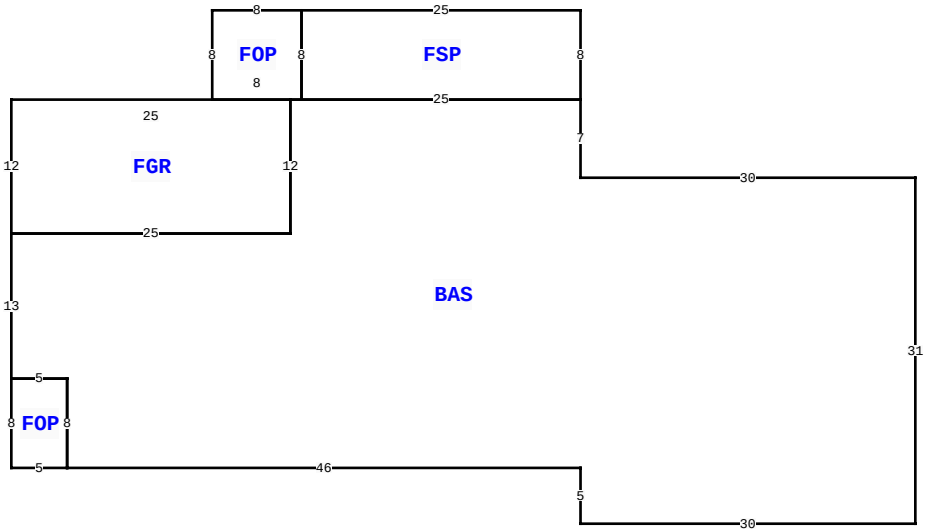
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	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	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	163,037
FGR	300	55		165	11,835
FOP	40	30		12	861
FOP	64	30		19	1,363
FSP	200	40		80	5,738
TOTALS	2,877			2,549	182,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,549	100.3200	110.35	281,282	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2273 HX Base Yr 2007



876 SW ROBERTS AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,400	
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
8	0280	POOL R/CON	0	100	0	0	569.00	UT	70.00	70.00	100	2010	2010	3	65	25,890	
9	0282	POOL ENCL	0	100	26	44	1,144.00	UT	15.00	15.00	100	2010	2010	3	40	6,864	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 52,654

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	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							

REVIEW DATE 05/27/2026 BY JB Total Acres: 15.65 Total Land Value: 125,200 Market: 0 Agricultural: 0 Common: 125,200 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	182,833
TOTAL MARKET OB/XF VALUE	53,154
TOTAL LAND VALUE - MARKET	125,200
TOTAL MARKET VALUE	361,187
SOH/AGL Deduction	158,192
ASSESSED VALUE	202,995
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	151,584
TOTAL JUST VALUE	361,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,518

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	I		321,000

GRANTOR: ROBERT (BOB) & MARY L

GRANTEE: ROBERT G & JAMIE M

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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BLD DATE		LGL DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 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

REVIEW DATE 05/27/2026 BY JB Total Acres: 15.65 Total Land Value: 125,200 Market: 0 Agricultural: 0 Common: 125,200 PRINTED 11/17/2026 BY SYS