COMM SW COR OF SE1/4 OF SW1/4, R
LINE 1026.56 FT FOR POB, CONT E
R/W OF CR-18, NE ALONG R/W 119.6

CARLSON BRENT/CARLSON LYNDSAY
438 SW ELIM CHURCH RD
FORT WHITE, FL 32038

**2027**

**30-6S-17-09813-007**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| 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

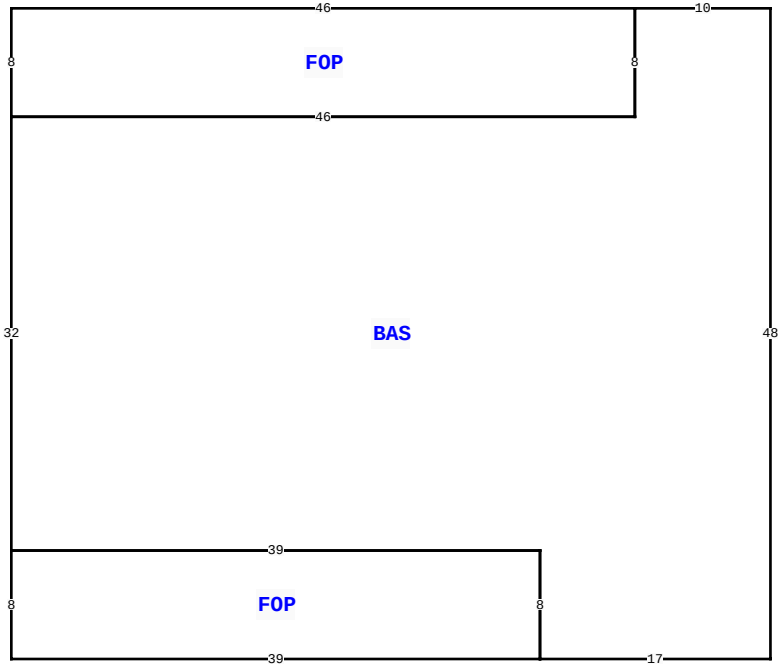
NEIGHBORHOOD/LOC 30617.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,008 | 100 | | 2,008 | 196,367 |
| FOP | 312 | 30 | | 94 | 9,193 |
| FOP | 368 | 30 | | 110 | 10,758 |
| TOTALS | 2,688 | | | 2,212 | 216,317 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,212 | 109.4160 | 120.36 | 266,236 | 1997 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM 100% - 2023 Heated Area: 2008 HX Base Yr 2023




438 SW ELIM CHURCH RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,500 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 13 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 1,000 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 24 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 12,500 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 17 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 800 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 6 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 216,317 |
| TOTAL MARKET OB/XF VALUE | | 21,900 |
| TOTAL LAND VALUE - MARKET | | 79,200 |
| TOTAL MARKET VALUE | | 317,417 |
| SOH/AGL Deduction | | 7,538 |
| ASSESSED VALUE | | 309,879 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 258,468 |
| TOTAL JUST VALUE | | 317,417 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 321,353 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045125 | Electrical Servic | 0 | 08/08/2022 |
| 27387 | M H | 723 | 10/01/2008 |
| 12176 | SFR | 295 | 02/19/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1470/816 | 6/30/2022 | WD | U | I | 11 | 100 |
| GRANTOR: AVERY CHRISTOPHER | | | | | | |
| GRANTEE: CARLSON BRENT | | | | | | |
| 1467/1536 | 5/25/2022 | WD | U | I | 11 | 100 |
| GRANTOR: AVERY LESLIE | | | | | | |
| GRANTEE: AVERY CHRISTOPHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 FOP= W46 S8 E46 N8$S8 W46 S32 FOP= S8 E39 N8 W39$
E39 S8 E17 N48$.

## LAND DESCRIPTION

TOTAL OB/XF 21,900

| 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 | 6.60 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 79,200 | | | | | | | |

REVIEW DATE 08/22/2022 BY JB Total Acres: 6.60 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 11/17/2026 BY SYS