COMM SW COR OF SE1/4 OF SW1/4, E
POB, N 1415.78 FT TO S R/W OF EL
RUN E ALONG SAID S R/W, 275.49 F

SHANNON CHRISTIAN AUSTIN/WATSON DORIS LISA
488 SW ELIM CHURCH RD
FT WHITE, FL 32038

2027

30-6S-17-09813-010

BUILDING CHARACTERISTICS

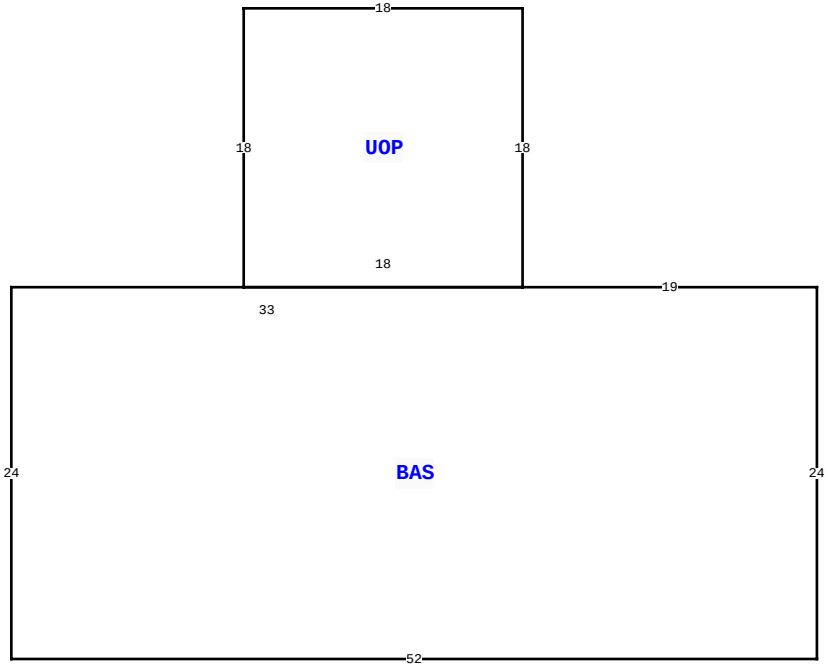
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	30617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,115
UOP	324	25		81	2,214
TOTALS	1,572			1,329	36,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,329	113.9000	68.34	90,824	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1248 HX Base Yr 2023



488 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	04/08/2025 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,330
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		104,400
TOTAL MARKET VALUE		148,330
SOH/AGL Deduction		12,571
ASSESSED VALUE		135,759
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,348
TOTAL JUST VALUE		148,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,330

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/222	7/29/2026	WD	U	I	11	100
GRANTOR: SHANNON CHRISTIAN						
GRANTEE: SHANNON CHRISTIAN A						
1478/2497	11/02/2022	WD	Q	I	01	155,000
GRANTOR: PAGGEN JOSEPH						
GRANTEE: SHANNON CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N18 W18 S18 E18$ W33 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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		A-1	0.00	0.00	11.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	104,400							

REVIEW DATE 02/03/2023 BY CP Total Acres: 11.60 Total Land Value: 104,400 Market: 0 Agricultural: 0 Common: 104,400 PRINTED 11/17/2026 BY SYS