

LOT 20 FORT WHITE STATION S/D.
666-262, 682-1, WD 1267-1628, WD

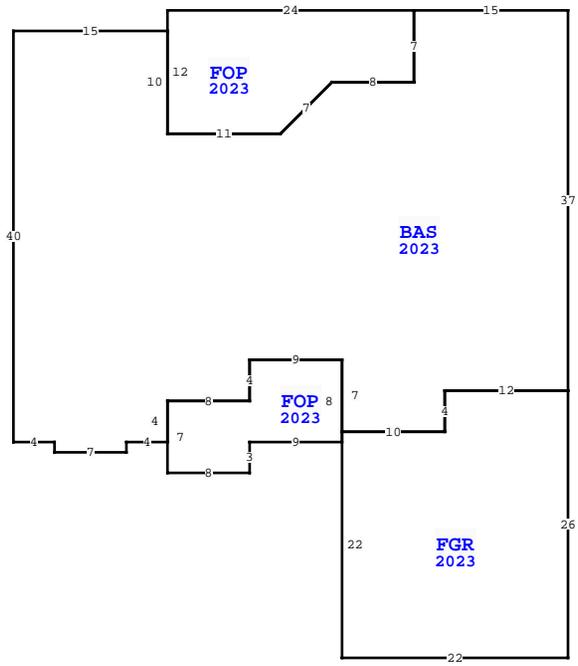
SHAEFFER DANIEL ROBERT/SHAEFFER ANITA BASS
174 SW CABOOSE DR
FORT WHITE, FL 32038

2026

34-6S-16-04059-120
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	04	CENTRAL	100
Heating Type	03	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	2023
FGR	532	55	2023
FOP	128	30	2023
FOP	236	30	2023
TOTALS	2,732		

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%	- 2026								
Heated Area: 1836						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			304,529
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			330,329
SOH/AGL Deduction			0
ASSESSED VALUE			330,329
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			278,918
TOTAL JUST VALUE			330,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043749	New Residential C	175,000	02/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/744	11/17/2025	WD	Q	I	01	369,900
GRANTOR: HALL KEVIN B						
GRANTEE: SHAEFFER DANIEL ROB						
1475/1258	8/31/2022	WD	U	V	11	100
GRANTOR: TERRY CRAIG						
GRANTEE: HALL KEVIN B						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0166	CONC,PAVMT	0	100	0	0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=91,20] W15 S7 W8 D5L5 W11 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S7 E10 N4 E12 N37 \$											
FGR=[YR=2023;ORIG=91,57] W12 S4 W10 S22 E22 N26 \$											
FOP=[YR=2023;ORIG=76,20] W24 S12 E11 U5R5 E8 N7 \$											
FOP=[YR=2023;ORIG=69,54] W9 S4 W8 S7 E8 N3 E9 N8 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							