LOTS 20 & 21 FERNWOOD ESTATES EX
LOT 20, RUN SE 310.41 FT TO NE C
S 199.80 FT, W 301.04 FT, N 254.

EICHELSDERFER JOSEPH G LIVING TRUST
633 SW CURTAIN LN
FORT WHITE, FL 32038

2027

36-5S-15-00485-081

BUILDING CHARACTERISTICS

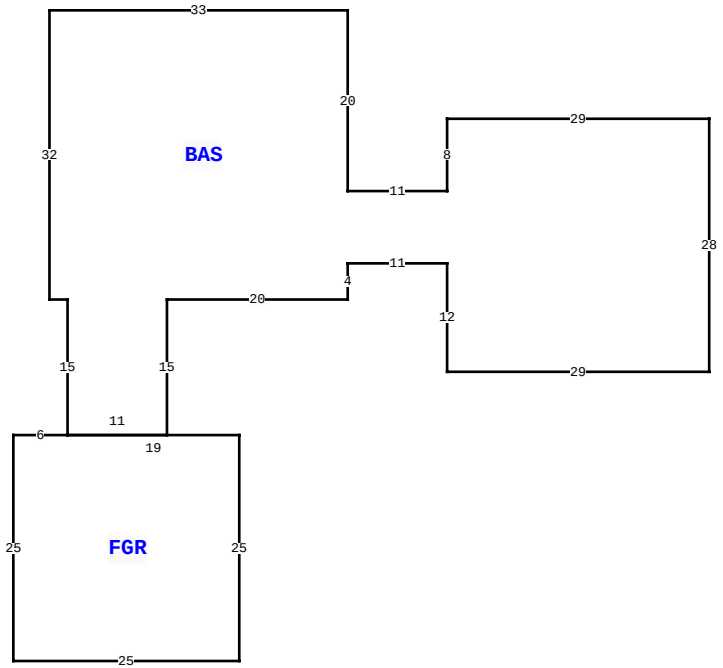
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100		2,121	180,231
FGR	625	55		344	29,231
TOTALS	2,746			2,465	209,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	118.8480	130.73	322,249	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2121 HX Base Yr 2006



633 SW CURTAIN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	209,462
TOTAL MARKET OB/XF VALUE	19,910
TOTAL LAND VALUE - MARKET	106,740
TOTAL MARKET VALUE	336,112
SOH/AGL Deduction	127,946
ASSESSED VALUE	208,166
TOTAL EXEMPTION VALUE	13 HX HB 208,166
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	336,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23248	M H	304	06/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2510	7/29/2020	WD	U	I	11	100
GRANTOR: JOSEPH G EICHELSDERFE						
GRANTEE: JOSEPH G EICHELSDER						
1039/1434	3/01/2005	WD	Q	I		159,000
GRANTOR: CARL & BONNIE HAGENKO						
GRANTEE: JOSEPH G & MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S32 E2 S15 FGR= W6 S25 E25 N25 W19$ E11 N15 E20 N4 E11 S12 E29 N28 W29 S8 W11 N20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,450	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
7	0294	SHED WOOD/	0	100	20	24	480.00	UT	9.00	9.00	50	2005	2005	3	50	2,160	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 14,210

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	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	9900	C	AC NON-AG	100					9.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	88,740							

REVIEW DATE 03/24/2026 BY KS Total Acres: 11.86 Total Land Value: 106,740 Market: 0 Agricultural: 0 Common: 106,740 PRINTED 11/17/2026 BY SYS

LOTS 20 & 21 FERNWOOD ESTATES EX
LOT 20, RUN SE 310.41 FT TO NE C
S 199.80 FT, W 301.04 FT, N 254.

EICHELSDERFER JOSEPH G LIVING TRUST
633 SW CURTAIN LN
FORT WHITE, FL 32038

2027

36-5S-15-00485-081

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,462
TOTAL MARKET OB/XF VALUE		19,910
TOTAL LAND VALUE - MARKET		106,740
TOTAL MARKET VALUE		336,112
SOH/AGL Deduction		127,946
ASSESSED VALUE		208,166
TOTAL EXEMPTION VALUE	13 HX HB	208,166
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		336,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2510	7/29/2020	WD	U	I	11	100
GRANTOR: JOSEPH G EICHELSDERFE						
GRANTEE: JOSEPH G EICHELSDER						
1039/1434	3/01/2005	WD	Q	I		159,000
GRANTOR: CARL & BONNIE HAGENKO						
GRANTEE: JOSEPH G & MARILYN						

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF 5,700

LAND DESCRIPTION

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 03/24/2026 BY KS Total Acres: 11.86 Total Land Value: 106,740 Market: 0 Agricultural: 0 Common: 106,740 PRINTED 11/17/2026 BY SYS