

LOT 26 FERNWOOD ESTATES S/D.  
653-603, 784-992, 816-953, 856-1

BEALE CHRISTOPHER R/BEALE BRITANY R  
335 SW CURTAIN LN  
FORT WHITE, FL 32038

**2026**

36-5S-15-00485-086

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
TOTALS	2,052		2,052
			170,518

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2024	Heated Area: 2052		HX Base Yr 2024				
TOTALS	2,052			2,052							170,518

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				170,518		
TOTAL MARKET OB/XF VALUE				9,872		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				245,390		
SOH/AGL Deduction				5,917		
ASSESSED VALUE				239,473		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				188,062		
TOTAL JUST VALUE				245,390		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				238,441		
SALE:1:1: LOT 26 FERNWOOD ESTATES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
31428	M H	375	09/10/2013			
23708	M H	421	10/12/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1527	7/14/2022	WD	Q	I	01	199,000
GRANTOR: SHORTELL ALLSON						
GRANTEE: BEALE CHRISTOPHER R						
1300/1428	8/26/2015	WD	U	I	14	100
GRANTOR: MICHAEL T SHORTELL (L						
GRANTEE: ALLSON SHORTELL (RM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S27 E76 N27\$.						

EXTRA FEATURES		335 SW CURTAIN LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0255	MBL HOME S	672.00
2	0169	FENCE/WOOD	10.00
3	9945	Well/Sept	7,000.00
4	0040	BARN, POLE	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/07/2026	MLU

LAND DESCRIPTION												TOTAL OB/XF												9,872				
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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											