LOT 24 FERNWOOD ESTATES S/D.
PB 906-1074, 909-2393, WD 1018-2

SHORTELL ALLSON
449 SW CURTAIN LN
FORT WHITE, FL 32038

2027

36-5S-15-00485-184

BUILDING CHARACTERISTICS

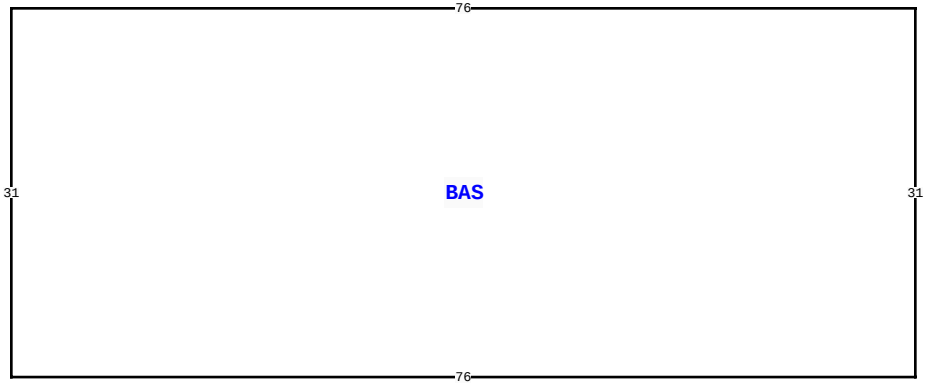
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
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	2,356	100		2,356	137,264
TOTALS	2,356			2,356	137,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	105.93	249,571	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2356 HX Base Yr 2017



465 SW CURTAIN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	30	25	750.00	UT	12.00	12.00	100	2007	2007	3	100	9,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 28,700

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	1.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	55,250							

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,380
TOTAL MARKET OB/XF VALUE		29,300
TOTAL LAND VALUE - MARKET		55,250
TOTAL MARKET VALUE		255,930
SOH/AGL Deduction		83,878
ASSESSED VALUE		172,052
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,641
TOTAL JUST VALUE		255,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,407

SALE:3:1: LOT 23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28457	M H	487	03/30/2010
25546	M H	454	02/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/1549	1/20/2016	WD	U	I	30	100
GRANTOR: MICHAEL SHORTELL (RES						
GRANTEE: ALLSON SHORTELL,REM						
1300/1427	8/26/2015	WD	U	I	11	100
GRANTOR: ALLISON SHORTELL AKA						
GRANTEE: MICHAEL SHORTELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LOT 24 FERNWOOD ESTATES S/D.
PB 906-1074, 909-2393, WD 1018-2

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BUILDING CHARACTERISTICS

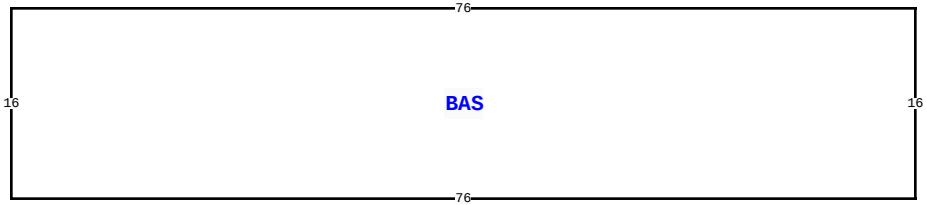
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
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	1,216	100		1,216	34,116
TOTALS	1,216			1,216	34,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.9000	70.14	85,290	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2017 Heated Area: 1216 HX Base Yr 2017



465 SW CURTAIN LN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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
11	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: MICHAEL SHORTELL (RES						
GRANTEE: ALLSON SHORTELL,REM						
1300/1427	8/26/2015	WD	U	I	11	100
GRANTOR: ALLISON SHORTELL AKA						
GRANTEE: MICHAEL SHORTELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 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

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/17/2026 BY SYS