

COMM NW COR OF NE1/4 OF NE1/4, N
598.68 FT, S 76 FT FOR POB, CONT
W 528.07 FT, S 735.12 FT, SW 63.

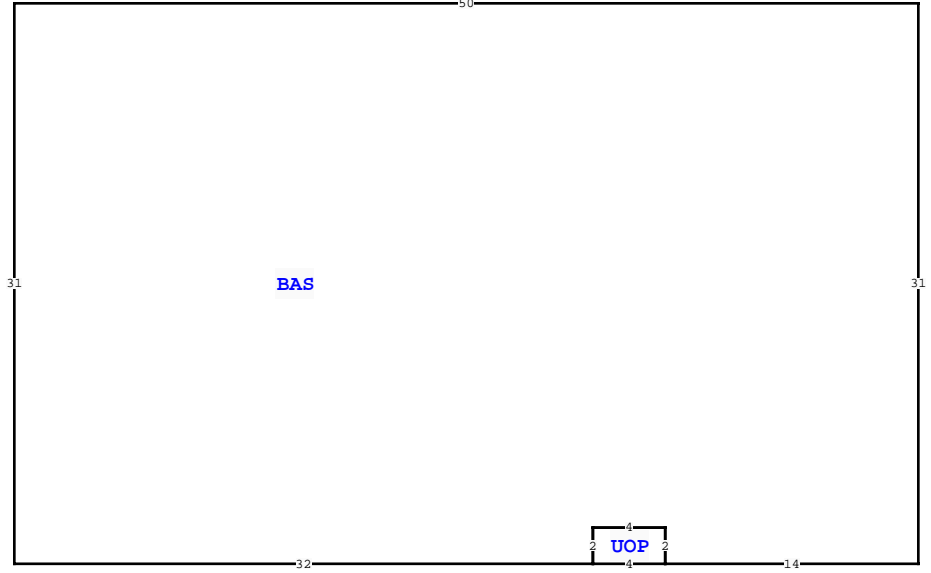
DREW SHANNON/DREW YIRENE
285 SW TRAVER CT
FORT WHITE, FL 32038

2026

03-7S-16-04118-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	3716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,542	100	
UOP	8	20	
TOTALS	1,550		1,544 130,819

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: 1542			HX Base Yr 2026				



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			130,819
TOTAL MARKET OB/XF VALUE			4,775
TOTAL LAND VALUE - MARKET			41,200
TOTAL MARKET VALUE			176,794
SOH/AGL Deduction			14,480
ASSESSED VALUE			162,314
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			110,903
TOTAL JUST VALUE			176,794
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1806	5/05/2025	WD	Q	I	01	210,000
GRANTOR: ALGEE RALPH LEWIS						
GRANTEE: DREW SHANNON						
1183/0442	10/23/2009	WD	Q	I	01	117,000
GRANTOR: JOSEPH & SHARON FIELD						
GRANTEE: RALPH LEWIS ALGEE						

EXTRA FEATURES		285 SW TRAVER CT, FORT WHITE															
L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	100	300	30	1.00	UT	0.00	0.00	100	0	0	3	100	675	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2024	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W50 S31 E32 UOP= E4 N2 W4 S2\$ N2 E4 S2 E14 N31\$.											

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		A-1	0.00	0.00	5.15	AC		1.00	1.00	0.80	10,000.00	8,000.00	41,200							