

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 6/4/2026

Parcel: << 00-00-00-14414-001 (43013) >>

Owner & Property Info

Result: 1 of 1

Owner	SHAUGHNESSY HAAS ENTERPRISES LLC 18588 SW STATE ROAD 47 FORT WHITE, FL 32038		
Site	18387 SW STATE ROAD 47, FORT WHITE		
Description*	FORT WHITE: COMM NW COR OF BLOCK 53, RUN S 134 FT FOR POB, RUN E 105 FT, S 75.92 FT, W 105 FT, N 75.92 FT TO POB, 848-1255, 929-1202, 932-1816, QC 1008-1664, WD 1104-2499, WD 1405-419, QC 1416-341		
Area	0.183 AC	S/T/R	33-6S-16
Use Code**	STORES/1 STORY (1100)	Tax District	4

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$29,929	Mkt Land	\$32,922
Ag Land	\$0	Ag Land	\$0
Building	\$80,062	Building	\$80,062
XFOB	\$3,509	XFOB	\$3,509
Just	\$113,500	Just	\$116,493
Class	\$0	Class	\$0
Appraised	\$113,500	Appraised	\$116,493
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$113,500	Assessed	\$116,493
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$113,500 city:\$0 other:\$0 school:\$113,500	Total Taxable	county:\$116,493 city:\$0 other:\$0 school:\$116,493

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/26/2020	\$100	1416 / 341	QC	I	U	11
2/4/2020	\$88,000	1405 / 419	WD	I	Q	01
12/13/2006	\$100,000	1104 / 2499	WD	I	Q	
6/15/2001	\$100	932 / 1816	WD	I	U	
6/15/2001	\$45,000	929 / 1202	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1950	686	1097	\$80,062

*Bldg Desc determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2007	\$3,221.00	2478.00	0 x 0
0166	CONC,PAVMT	2007	\$288.00	96.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	7,981.000 SF (0.183 AC)	1.0000/1.000 1.0000/1.5000000 /	\$4 /SF	\$32,922

Search Result: 1 of 1

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GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



FORT WHITE: COMM NW COR OF BLOCK
S 134 FT FOR POB RUN E 105 FT,
W 105 FT, N 75.92 FT TO POB.

SHAUGHNESSY BAAS ENTERPRISES LLC
18387 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

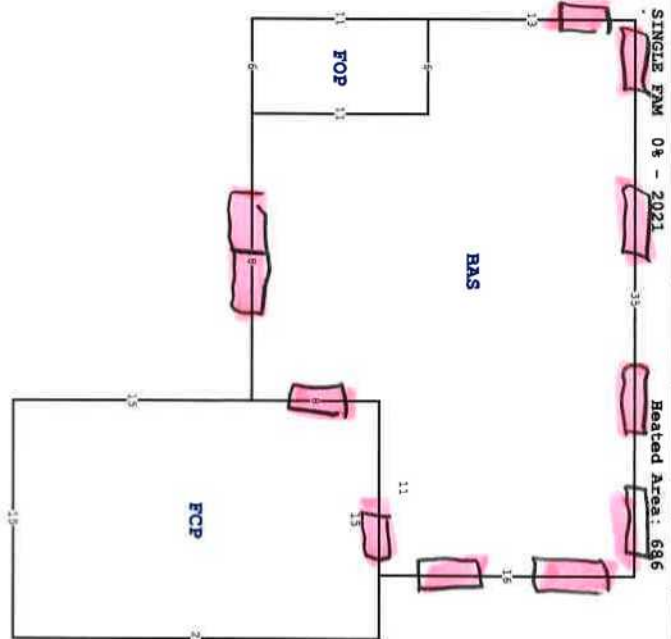
00-00-00-14414-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	14	CABLE/HIP 100
Roof Cover	03	PRESTN MT 100
Interior Wall	15	PLASTER 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM	16.00	MKT AREA
NEIGHBORHOOD/LOC	1.00/	

AREA	TOTAL	PCT	YEAR	TOT ADJ	SUBAREA
TYPE	GROSS	OF	BASE	AREA	MARKET
AREA	686	100		686	69,347
BAS	345	25		86	8,694
FOP	66	30		20	2,022



MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYR	ETB	ECON	FNCT	NORM	% COND
0100	01	792	138.8600	155.52	123.1172	1950	1950	0	0	0	35.00
HX Base Yr											

EXTRA FEATURES

TOTALS	1,097	792	80,062
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18387 SW STATE ROAD 47 / FORT WHITE

BUD DATE	EF DATE	LOG. DATE	AG DATE	MD
		05/12/2026		

BUILDING NOTES									
BMS= W35 S13 FCP= S11 E6 N1M65 E6 S11 E18 FCP= S15 E15 N23 N15 S8S N8 E11 N165.									

GRANTOR: CHRISTIAN SHAUGHNESSY
GRANTEE: SHAUGHNESSY BAAS EN
1405/0419 2/04/2020 WD Q I 01 88,000
GRANTOR: JAMES P FORRESTER
GRANTEE: CHRISTIAN SHAUGHNESSY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S13 FOP= S11 E6 N1W65 E6 S11 E18 FCP= S15 E15 N23
W15 S85 N8 E11 N165.

LAND DESCRIPTION

L	USE	CLS	DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT	UNIT	D	DPH	COND	TOT	UNIT	PRICE	ADJ UNIT	PRICE	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSV
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1 1100 C STORE 1FLR 0 00 0.00 0.00 7,981.00 SF 1.30 100 2007 2007 3 100 3,221 288

TOTALS	1,097	792	80,062
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TOTALS	1,097	792	80,062
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Christian Shaughnessy Haas
18387 SR 47
Fort. White, 71 32038

Replace (10) windows
and (1) door

