

COLUMBIA COUNTY Property Appraiser

Parcel 24-7S-16-04317-131

Owners

SHOCKLEY MATTHEW C
SHOCKLEY JILLIAN M
631 SW UNITY CT
FT WHITE, FL 32038

Parcel Summary

Location	631 SW UNITY CT
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	10.1000
Section	24
Township	7S
Range	16
Subdivision	LYNN DEE

Legal Description

COMM NE COR, RUN S 2658.81 FT, W 567 FT,
S 640.08 FT TO POB, CONT S 648.34 FT, W 670.45
FT, N 648.28 FT, E 673.69 FT TO POB. (AKA TRACT
31 LYN-DEE DAIRY S/D UNREC).

771-321, 773-221, QC 1080-2203, FJ 1081-282,
QC 1267-2124, WD 1267-2127, QCD 1286-627,
WD 1543-1894, DC 1544-322

Working Values

	2026
Total Building	\$154,364
Total Extra Features	\$8,840
Total Market Land	\$95,950
Total Ag Land	\$0
Total Market	\$259,154
Total Assessed	\$259,154

GSA GIS

Pictometry



	2026
Total Exempt	\$0
Total Taxable	\$259,154
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$156,450	\$148,623	\$137,668	\$120,568	\$102,998	\$95,356	\$89,006
Total Extra Features	\$8,840	\$8,840	\$8,840	\$8,840	\$8,840	\$8,840	\$8,840
Total Market Land	\$95,950	\$90,900	\$75,750	\$60,600	\$45,450	\$45,062	\$45,062
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$261,240	\$248,363	\$222,258	\$190,008	\$157,288	\$149,258	\$142,908
Total Assessed	\$261,240	\$153,279	\$148,815	\$144,481	\$140,273	\$138,336	\$135,226
Total Exempt	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$261,240	\$103,279	\$98,815	\$94,481	\$90,273	\$88,336	\$85,226
SOH Diff	\$0	\$95,084	\$73,443	\$45,527	\$17,015	\$10,922	\$7,682

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1543/1894	2025-06-30	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$360,000	Grantor: BRAINARD CHERYL E Grantee: SHOCKLEY MATTHEW C
<u>QC</u> 1286/0627	2014-12-12	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: BETTY DZIEDZIC Grantee: ALFRED R & CHERYL E BRAINARD
<u>WD</u> 1267/2127	2013-12-31	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$144,000	Grantor: PAUL BINA Grantee: BETTY DZIEDZIC
<u>QC</u> 1267/2124	2013-12-30	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: SARAH M BINA Grantee: PAUL BINA
<u>QC</u> 1080/2203	2006-04-14	<u>Q</u>	<u>01</u>	QUIT CLAIM DEED	Improved	\$0	Grantor: SARAH BINA Grantee: PAUL BINA
<u>WD</u> 0773/0221	1993-03-31	<u>U</u>	<u>35</u>	WARRANTY DEED	Vacant	\$51,800	Grantor: HILLARY WELLBORN Grantee: PAUL BINA

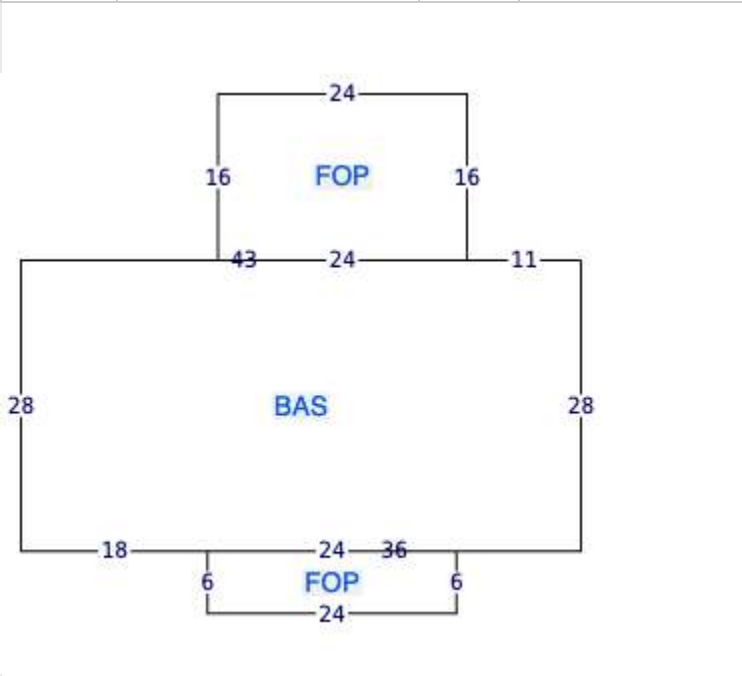
Buildings

Building # 3, Section # 1, 94164, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	<u>YrBl</u> t	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1512	2040	\$208,600	1999	1999	0.00%	26.00%	74.00%	\$154,364

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	10	ABOVE AVG.
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01



Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,512	100%	1,512
<u>FOP</u>	144	30%	43
<u>FOP</u>	384	30%	115

Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0294	SHED WOOD/VINYL	10	16	160.00	\$3.50	1999	100%	\$560
0040	BARN,POLE	36	46	1656.00	\$5.00	1999	100%	\$8,280

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	<u>A-1</u>	.00	.00	1.00	\$9,500.00/ <u>AC</u>	1.00	1.00	\$9,500

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0000	VAC RES	00	.00	.00	9.10	\$9,500.00/AC	9.10	1.00	\$86,450

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Aug 4, 2025	000053718	REROOF SFR	COMPLETED	Roof Replacement or Repair
	14852	SFR	COMPLETED	SFR
	10830	M H	COMPLETED	M H

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of September 18, 2025.