

COMM NW COR OF SEC, RUN S 264.45  
 CONT S 264.45 FT, E 825.28 FT, N  
 825.28 FT TO POB. EX RD R/W. AKA

MORRISON SHAWN P/MORRISON CRISTINA K  
 2173 SW CENTERVILLE AVE  
 FORT WHITE, FL 32038

**2026**

21-6S-16-03903-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	21616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	84	100	
BAS	288	100	
BAS	1,288	100	
FCP	392	25	
FSP	48	40	
FSP	253	40	
TOTALS	2,353		

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%	- 2012		222,393	1999	1999	0	0	32.50	67.50
Heated Area: 1660						HX Base Yr 2012					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,115
TOTAL MARKET OB/XF VALUE			8,316
TOTAL LAND VALUE - MARKET			48,600
TOTAL MARKET VALUE			207,031
SOH/AGL Deduction			59,637
ASSESSED VALUE			147,394
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			96,672
TOTAL JUST VALUE			207,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045331	Roof Replacement	15,861	08/30/2022
15775	SFR	220	07/14/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0892	6/30/2011	WD	Q	I	01	145,500

GRANTOR: RICHARD & NANCY JAMES  
 GRANTEE: SHAWN P & CRISTINA  
 1064/2051 11/07/2005 WD U I 09 189,900  
 GRANTOR: RAULSTONS  
 GRANTEE: JAMES TRUSTEES

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2006
2	0070	CARPORT UF	0	100	25	44	UT	1.50	1.50	100	2010
3	0282	POOL ENCL	0	100	22	38	UT	15.00	15.00	100	2010
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2010
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2010
6	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2010

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W23 FSP= N11 W23 S11 E23\$ W23 S28 E13 BAS= S6E14 N6 W14\$ E33 FCP= E14 N28 W14 S28\$ N28\$ PTR= N40 BAS= N12 W24 S12 E10 FSP= S6 E8 N6 W8\$ E14\$ S40\$ .														

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	4.86	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,600							