SE1/4 OF SE1/4 AS LIES N OF
CR-238, EX 5 ACRES.
299-502, DC 1396-460,

HAWKINS GWENDOLYN P
6855 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2023

(45)

07-6S-16-03794-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

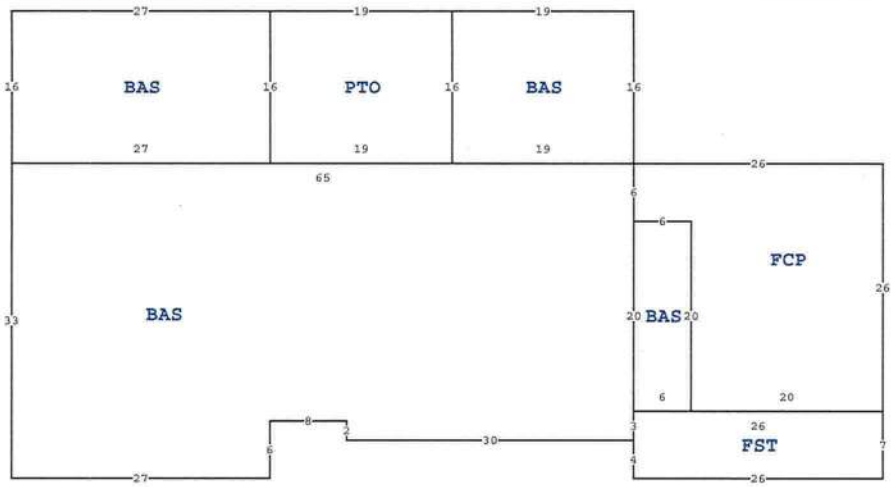
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	6,826
BAS	304	100	304	17,294
BAS	432	100	432	24,576
BAS	1,977	100	1,977	112,468
FCP	556	25	139	7,907
FST	182	55	100	5,689
PTO	304	5	15	853
TOTALS	3,875		3,087	175,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,087	105.4500	87.52	270,174	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 0 HX Base Yr



6855 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,613
TOTAL MARKET OB/XF VALUE		12,441
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		199,804
SOH/AGL Deduction		83,088
ASSESSED VALUE		116,716
TOTAL EXEMPTION VALUE	HX HB WX	50,500
BASE TAXABLE VALUE		66,216
TOTAL JUST VALUE		300,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S33 E27 N6 E8 S2 E30FST= S4 E26 N7 W26 S3$ N3 BAS= E6 N20 W6 S20$ N20 FCP= E6 S20 E20 N26 W26 S6$ N6 BAS= N16 W19 PTO= W19 BAS= W27 S16 E27 N16$ S16 E19 N16$ S16 E19$.

EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0010	BARN,BLK	0	0	24	32	1.00	UT	0.00	0.00	100	0	0	3	100	3,249	
3	0166	CONC,PAVMT	0	100	28	28	1.00	UT	0.00	0.00	100	0	0	3	100	823	
4	0040	BARN,POLE	0	100	39	57	2,223.00	UT	3.00	3.00	100	2008	2008	3	100	6,669	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,441

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	PASTURE 3	0		A-1	0.00	0.00	16.50	AC		1.00	1.00	1.00	275.00	275.00	4,538							
3	6200	PASTURE 3	0		A-1	0.00	0.00	13.50	AC		1.00	1.00	1.00	275.00	275.00	3,712							
4	9910	MKT.VAL.AG	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	108,500							

REVIEW DATE 05/14/2015 BY DFRP Total Acres: 31.00 Total Land Value: 11,750 Market: 108,500 Agricultural: 8,250 Common: 3,500 PRINTED 01/05/2023