FORT WHITE: NW1/4 BLOCK 31.
QC 860-697, PB 1393-1586,
WD 1399-267, WD 1415-643,

ROBINSON MATTHEW
18263 SW STATE RD 47
FORT WHITE, FL 32038

2026

00-00-00-14384-000

BUILDING CHARACTERISTICS

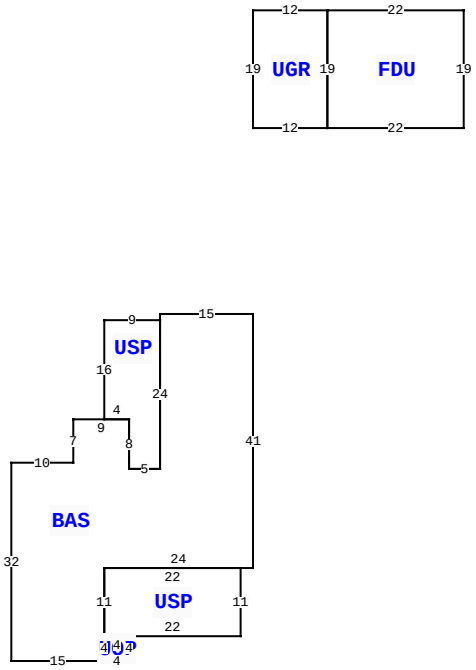
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	72,734
FDU	418	60		251	13,979
UGR	228	45		103	5,736
UOP	16	20		3	167
USP	184	35		64	3,565
USP	242	35		85	4,734
TOTALS	2,394			1,812	100,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	76.5000	85.68	155,252	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1306 HX Base Yr 2021



18263 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,914
TOTAL MARKET OB/XF VALUE		684
TOTAL LAND VALUE - MARKET		8,820
TOTAL MARKET VALUE		110,418
SOH/AGL Deduction		29,874
ASSESSED VALUE		80,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,822
TOTAL JUST VALUE		110,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30375	MAINT/ALTR	0	08/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0643	7/14/2020	WD	Q	I	01	72,000
GRANTOR: RON & CINDY PRESTON						
GRANTEE: MATTHEW ROBINSON						
1399/0267	11/18/2019	WD	Q	I	01	65,000
GRANTOR: KRISTA V BEDENBAUGH						
GRANTEE: RON & CINDT PRESTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S1 USP= W9 S16 E4 S8 E5 N24$ S24 W5 N8 W9 S7 W10S32 E15 UOP= E4 N4 W4 S4 $ N4USP= E22 N11 W22 S11$ N11 E24 N41$ PTR= N30 UGR= E12 FDU= E22 N19 W22 S19$ N19 W12 S19$ S30$.

EXTRA FEATURES

LN	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	0119	MASONRY WA	0	100	2	120	240.00	UT	5.00	5.00	30	1993	1993	3	30	360	
2	0294	SHED WOOD/	0	100	9	12	108.00	UT	7.50	7.50	40	1993	1993	3	40	324	

LAND DESCRIPTION

TOTAL OB/XF 684

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.80	0.80	8,820							

REVIEW DATE 06/17/2015 BY DF Total Acres: 0.25 Total Land Value: 8,820 Market: 0 Agricultural: 0 Common: 8,820 PRINTED 11/17/2025 BY SYS