COMM SW COR OF SE1/4 OF SE1/4, R
TO N R/W OF A 40 FT CO RD FOR PO
1288.83 FT, E 334.49 FT, S 1270.

FERRIS HEATHER
2812 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

13-5S-17-09228-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

979 SE ROGERS DR, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	92,530
TOTAL MARKET VALUE	100,030
SOH/AGL Deduction	0
ASSESSED VALUE	100,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,030
TOTAL JUST VALUE	100,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13721	RECONNECT	50	03/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/144	5/30/2024	PR	U	I	19	110,000
GRANTOR: CANNON L A						
GRANTEE: FERRIS HEATHER						
1250/2636	3/07/2013	QC	U	V	11	100
GRANTOR: CHRISTIN PATRICIA CAN						
GRANTEE: L A CANNON (SINGLE)						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	9.74	AC		1.00	1.00	1.00	9,500.00	9,500.00	92,530							

REVIEW DATE 06/11/2024 BY TP Total Acres: 9.74 Total Land Value: 92,530 Market: 0 Agricultural: 0 Common: 92,530 PRINTED 11/18/2025 BY SYS