

LOT 8 THE MEADOWS OF TUSKEN00GEE
1683, WD 1308-1784, WD 1406-222,

FAIR BENJAMIN H/FAIR TRACY L
1990 SW COUNTY RD 18
FORT WHITE, FL 32038

2026

29-6S-17-09807-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	29617.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,119	100		2,119	236,939
FCP	816	25		204	22,810
FOP	208	30		62	6,932
FOP	213	30		64	7,157
FOP	213	30		64	7,157
FUS	1,073	100		1,073	119,979
UGR	630	45		284	31,756

TOTALS	5,272			3,870	432,730
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC,PAVMT	0	100	0	0	920.00	UT	2.00
3	0294	SHED WOOD/	0	100	10	16	192.00	UT	5.00
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00
5	0040	BARN,POLE	0	100	56	86	4,816.00	UT	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE	01/29/2025	BY	JS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,870	126.3755	141.54	547,760	2004	2004	0	0	0	21.00	79.00
2 SINGLE FAM 100% - 2021 Heated Area: 3192 HX Base Yr 2021												
1990 SW COUNTY ROAD 18 , FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF												
10,820												

TOTAL OB/XF												
10,820												

Total Acres:	5.01	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		432,730	
TOTAL MARKET OB/XF VALUE		10,820	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		498,550	
SOH/AGL Deduction		103,096	
ASSESSED VALUE		395,454	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		344,732	
TOTAL JUST VALUE		498,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052199	Remodel	8,700	01/30/2025
000051958	Roof Replacement	27,000	01/02/2025
20377	SFR	546	02/03/2003
16755	M H	125	03/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0222	2/20/2020	WD	Q	I	01	379,000
GRANTOR: DONALD CADRAIN						
GRANTEE: BENJAMIN H & TRACY						
1308/1784	1/26/2016	WD	U	I	30	100
GRANTOR: CADRAIN BELLOCCHIO						
GRANTEE: DONALD CADRAIN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 S10 FOP= W26 S8 E26 N8\$ S8 W26 N18 W5 N3 W7 S3 W5 S31 E17 N2 E6 S6 FOP= W1 S15 E23 N1 W2 N6 W13 N8 W7\$ E7 S8 E13 S6 E17 N11 E6 FCP= E34 UGR= E21 N30 W21 S30\$ N24 W34 S24\$ N38\$ PTR= N30 FUS= N14 E6 N17 W43 S17 FOP= W1 S15 E23 N1 W2 N6 W13 N8 W7\$ E7 S8 E13 S6 E17\$ S30\$.									