

NW1/4 OF NE1/4, & EX 5 AC DESC 0
DC 1389-1758, PB 1391-456, PB 14

BARRS CODY RYAN/BARRS WHITNEY WHIDDEN
2772 SW COUNTY RD 18
FORT WHITE, FL 32038

2026

31-6S-17-09815-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	31617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2023	2,800	381,707
FGR	1,019	55	2023	560	76,341
FOP	240	30	2023	72	9,815
FOP	615	30	2023	184	25,083
FUS	1,098	100	2023	1,098	149,684

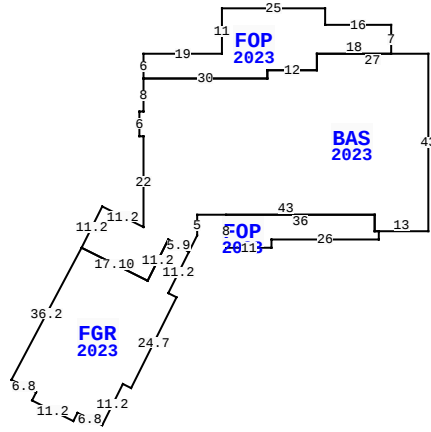
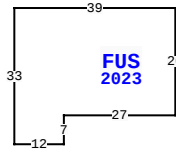
TOTALS	5,772			4,714	642,631
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0280	POOL R/CON	0	100	19	35	665.00	UT	70.00
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	2,500.00
4	0166	CONC, PAVMT	0	100	0	0	960.00	UT	3.00

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	35.00

REVIEW DATE 06/12/2024 BY jerry

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,714	125.4792	140.54	662,506	2022	2022	0	0	0	3.00	97.00
1 SINGLE FAM			100% - 2024	Heated Area: 3898			HX Base Yr 2024					



2772 SW COUNTY ROAD 18, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/28/2022 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
D	VALUATION SUMMARY		
0	VALUATION BY	STANDARD	
1	Tax Group: 3	Tax Dist:	
	BUILDING MARKET VALUE	642,631	
	TOTAL MARKET OB/XF VALUE	50,803	
	TOTAL LAND VALUE - MARKET	122,500	
	TOTAL MARKET VALUE	815,934	
	SOH/AGL Deduction	0	
	ASSESSED VALUE	815,934	
	TOTAL EXEMPTION VALUE	HX HB	50,722
	BASE TAXABLE VALUE	765,212	
	TOTAL JUST VALUE	815,934	
	NCON VALUE	0	
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE	823,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044446	Electrical Serv	0	05/16/2022
000043948	Swimming Pool and	66,000	03/17/2022
000041818	New Residential C	450,000	04/28/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1418/1968	9/02/2020	WD U	V	V	19
SALE PRICE					
152,000					

GRANTOR: GLENICE LEGREE AS PR
GRANTEE: CODY RYAN & WHITNEY

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=90,10] W27 S4 W12 S2 W30 S8 W1 S6 E1 S22 U5L10 D10L5 D8R16 U10R5 D3R5 U4R2 N5 E43 S4 E13 N43 \$
FGR=[YR=2023;ORIG=32,58] U3L5 D10L5 U8L16 D32L17 D3R6 D2L1 D5R10 U2R1 D3R6 U10R5 D1R2 U22R11 U1L2 U10R5 \$
FOP=[YR=2023;ORIG=81,3] W16 N4 W25 S11 W19 S6 E30 N2 E12 N4 E18 N7 \$
FOP=[YR=2023;ORIG=77,49] W36 S8 E11 N2 E26 N2 W1 N4 \$
FUS=[YR=2023;ORIG=-90,20] W39 S33 E12 N7 E27 N26 \$

TOTAL OB/XF										50,803													
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				
	A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	122,500											

Total Acres: 35.00 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 09/30/2025 BY SYS