W1/2 N OF SR-18 EX CO RD R/W

304-336, 306-212, 586-687, 678-5

**BENKOCZY MICHAEL A/BENKOCZY JEAN**
3151 SW COUNTY ROAD 18
FORT WHITE, FL 32038

**2026**

**31-6S-17-09818-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

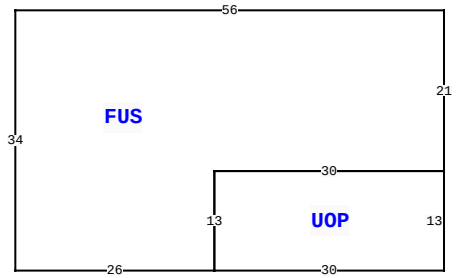
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 60 |
| Roof Cover | 12 | MODULAR MT 40 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | | N/A 100 |
| Stories | 2. | 2. 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 | 31617.00 | 1.00/ |

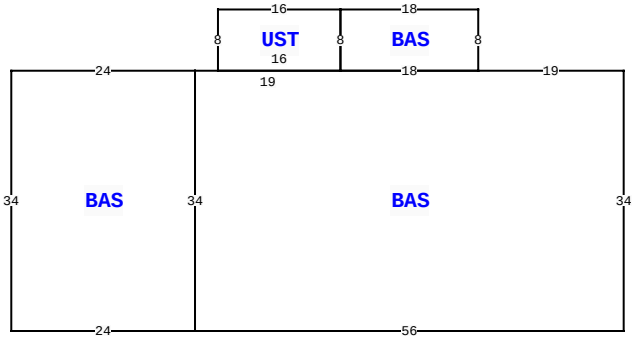
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 144 | 100 | | 144 | 10,771 |
| BAS | 816 | 100 | | 816 | 61,033 |
| BAS | 1,904 | 100 | | 1,904 | 142,410 |
| FUS | 1,514 | 100 | | 1,514 | 113,240 |
| UOP | 390 | 20 | | 78 | 5,834 |
| UST | 128 | 45 | | 58 | 4,338 |
| TOTALS | 4,896 | | | 4,514 | 337,627 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,514 | 102.7425 | 115.07 | 519,426 | 1991 | 1991 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 4378 HX Base Yr




3151 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 337,627 |
| TOTAL MARKET OB/XF VALUE | | 9,800 |
| TOTAL LAND VALUE - MARKET | | 229,905 |
| TOTAL MARKET VALUE | | 365,952 |
| SOH/AGL Deduction | | 145,378 |
| ASSESSED VALUE | | 220,574 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 169,852 |
| TOTAL JUST VALUE | | 577,332 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 577,332 |

SALE:1:1: 2000 @ ACRE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048823 | Electrical Servic | 0 | 12/11/2023 |
| 5685 | M H | 60 | 01/28/1992 |
| 002189 | SFR | 49,000 | 02/24/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0678/0518 | 2/21/1989 | WD | U | V | | 117,500 |

GRANTOR: GOSSETT

GRANTEE: BENKOCZY

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 S34 E24 BAS= E56 N34 W19 BAS= N8 W18 S8 E18$ W18 UST= N8 W16 S8 E16 $ W19 S34$ N34$ PTR= N30 FUS= N21 W56 S34 E26 UOP= E30 N13 W30 S13$ N13 E30$ 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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |
| 3 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 4 | 0255 | MBL HOME S | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 5 | 9947 | Septic | 0 | 100 | 0 | 0 | 2.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,800

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 4,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 50.09 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 14,025 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 50.09 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 225,405 | | | | | | | |

REVIEW DATE 12/21/2023 BY Total Acres: 51.09 Total Land Value: 18,525 Market: 225,405 Agricultural: 14,025 Common: 4,500 PRINTED 10/02/2025 BY SYS