COMM NE COR OF NW1/4, RUN S 102.
CR-18, S 50 DEG W ALONG R/W 667.
CONT ALONG R/W 450 FT, S 39 DEG

SALERNO ANNE L
211 SW BALBOA PL
LAKE CITY, FL 32025

2026

31-6S-17-09818-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.010 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

2982 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	56,500
SOH/AGL Deduction	0
ASSESSED VALUE	56,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,500
TOTAL JUST VALUE	56,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,500

SALE:4:1: OWNS ADJACENT PROP

SALE:2:1: 5.22 ACRES

SALE:1:1: ASSUMED AGREEMENT FOR DEED/ FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050745	Storage Building	50,000	09/09/2025
000050560	Right-of-Way Acce		08/15/2024
19513	SFR	292	05/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/2019	10/13/2023	WD	Q	V	01	111,000
GRANTOR: HATCH THOMAS H						
GRANTEE: SALERNO ANNE L						
1459/996	2/01/2022	QC	U	V	11	100
GRANTOR: HART JAN E						
GRANTEE: HATCH THOMAS H						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 04/07/2025 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/17/2025 BY SYS