

COMM NE COR OF NW1/4, RUN S 102.
S R/W CR-18 FOR POB, RUN S 50 DE
S 39 DEG E 484 FT, N 50 DEG E 27

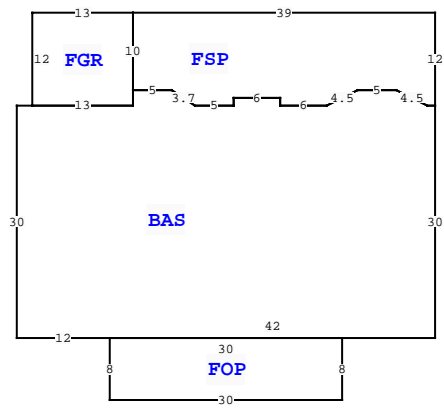
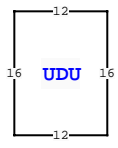
FERRIS HEATHER
2812 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2025

31-6S-17-09818-017


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,657	100	
FGR	156	55	
FOP	240	30	
FSP	431	40	
UDU	192	55	
TOTALS	2,676		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,093	111.3560	124.72	261,039	2002	2002	0	0	22.00	78.00		
1 SINGLE FAM - 100% - 2025 Heated Area: 1657 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	203,610		
TOTAL MARKET OB/XF VALUE	11,236		
TOTAL LAND VALUE - MARKET	52,200		
TOTAL MARKET VALUE	267,046		
SOH/AGL Deduction	0		
ASSESSED VALUE	267,046		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	216,324		
TOTAL JUST VALUE	267,046		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	256,760		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19513	SFR	292	05/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1288	7/26/2024	WD	U	I	37	185,000

GRANTOR: SWANSON DOUGLAS
 GRANTEE: FERRIS HEATHER
 1516/2264 6/12/2024 WD U I 11 100
 GRANTOR: HARRIS JULIA A
 GRANTEE: SWANSON DOUGLAS

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	9	90.00	UT	2.00	2.00	100	2002	2002	3	100	180	
3	0031	BARN,MT AE	0	100	28	896.00	UT	11.00	11.00	100	2013	2013	3	100	9,856	

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

BUILDING NOTES	
BUILDING DIMENSIONS BAS= W2 S30 E12 FOP= S8 E30 N8 W30\$ E42 N30 FSP= N12 W39 S10 E5 D2 R3 E5 N1 E6 S1 E6 R4 U2 E5 D2 R4 E1 \$ W1 L4 U2 W5 D2 L4 W6 N1 W6 S1 W5 L3 U2 W5 FGR= N10 W13 S12 E13 N2\$ S2 W13\$ PTR= N30 UDU= N16 W12 S16 E12\$ S30\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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
1	0100	C	SFR	100		A-1	0.00	0.00	5.22	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,200							