COMM SE COR OF SW 1/4 OF NW 1/4, POB, W 1113.08 FT, N 210 FT, E 6 FT, E 210 FT, S 210 FT, E 210 FT

MERRICKS THADDIS JR/MERRICKS MONICA CANNON
208 SW PLYMOUTH AVE
FORT WHITE, FL 32038

2025

33-6S-16-04031-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	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

495 SW JORDAN ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,525
TOTAL MARKET VALUE	18,525
SOH/AGL Deduction	292
ASSESSED VALUE	18,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,233
TOTAL JUST VALUE	18,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048150	New Residential C	280,000	09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/331	12/10/2024	WD	U	V	11	100
GRANTOR: MERRICKS MONICA CANNO						
GRANTEE: MERRICKS THADDIS JR						
1463/1110	3/31/2022	WD	U	V	30	20,000
GRANTOR: WILLIAMS EDDIE L						
GRANTEE: CANNON MONICA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	6.50	AC		1.00	1.00	0.30	9,500.00	2,850.00	18,525							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 6.50 Total Land Value: 18,525 Market: 0 Agricultural: 0 Common: 18,525 PRINTED 09/05/2025 BY SYS