LOT 2 FORT WHITE OAKS S/D.
726-79, 742-1324, 775-1146, 829-

DAROZA KATHY
1746 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

34-6S-16-04059-502

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01

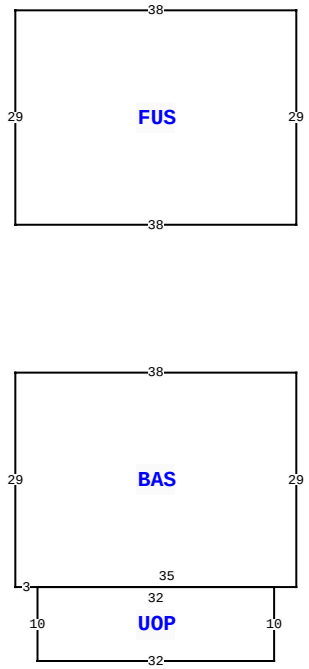
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 34616.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100		1,102	33,677
FUS	1,102	100		1,102	33,677
UOP	320	20		64	1,956
TOTALS	2,524			2,268	69,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,268	54.5738	61.12	138,620	1900	1900	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 2204 HX Base Yr



6288 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,310
TOTAL MARKET OB/XF VALUE	3,549
TOTAL LAND VALUE - MARKET	17,250
TOTAL MARKET VALUE	90,109
SOH/AGL Deduction	0
ASSESSED VALUE	90,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,109
TOTAL JUST VALUE	90,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,109

SALE:2:1: $15000 FOR 0.75 AC OF VAC LAND.
SALE:1:1: LOT 2 FORT WHITE OAKS
LAND:1:1: .85 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050447	Roof Replacement	17,550	07/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1123/1893	6/29/2007	QC	Q	I	01	100
GRANTOR: ANTHONY & EILEEN OWEZ						
GRANTEE: KATHY DA ROZA						
0923/1413	3/29/2001	QC	Q	I	01	11,000
GRANTOR: K DAROZA						
GRANTEE: ANTHONY & EILEEN OW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S29 E3 UOP= S10 E32 N10 W32$ E35 N29$ PTR=N20 FUS= N29 W38 S29 E38$ S20$.

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	0261	PRCH, UOP	0	0	14	28	392.00	UT	6.50	6.50	60	1993	1993	3	60	1,529	
2	0296	SHED METAL	0	0	30	36	1,080.00	UT	5.00	5.00	30	1993	1993	3	30	1,620	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,549

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.15	15,000.00	17,250.00	17,250							

REVIEW DATE 12/26/2024 BY JS Total Acres: 0.75 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 10/10/2025 BY SYS