

LISA'S LAND LLC
494 SW DORTCH STREET
FORT WHITE, FL 32038

34-6S-16-04063-010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 06 BD/BATTEN 100										0186 01 2,925 77.9000 57.65 168,626 2021 2023 0 0 2.50 97.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR/BARND0 0% - 2025 Heated Area: 1300 HX Base Yr										BUILDING MARKET VALUE 164,410									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 23,720									
Interior Wall 02 WALL BD/WD 100																				TOTAL LAND VALUE - MARKET 336,115									
Interior Floo 03 CONC FINSH 75																				TOTAL MARKET VALUE 208,829									
Interior Floo 13 LAM/VNLPLK 25																				SOH/AGL Deduction 0									
Air Condition 02 WINDOW 100																				ASSESSED VALUE 208,829									
Heating Type 03 FORCED AIR 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 1 100																				BASE TAXABLE VALUE 208,829									
Bathrooms 1 100																				TOTAL JUST VALUE 524,245									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 526,353									
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 16.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,300 100 2025 1,300 73,071																													
UCP 1,032 20 2025 206 11,579																													
UOP 1,514 20 2025 303 17,031																													
UST 528 45 2025 238 13,378																													
UST 1,950 45 2025 878 49,352																													
TOTALS 6,324 2,925 164,410																													
EXTRA FEATURES										6064 SW COUNTY ROAD 18, FORT WHITE																			
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 0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 500																													
2 0040 BARN, POLE 0 0 60 64 3,840.00 UT 4.00 4.00 100 2022 2021 100 15,360																													
3 0166 CONC, PAVMT 0 0 0 0 1.00 UT 1,200.00 1,200.00 100 2024 2023 100 1,200																													
4 0296 SHED METAL 0 0 0 0 1.00 UT 600.00 600.00 100 2025 2024 100 600																													
5 0296 SHED METAL 0 0 0 0 1.00 UT 600.00 600.00 100 2025 2024 100 600																													
6 0296 SHED METAL 0 0 0 0 1.00 UT 800.00 800.00 100 2025 2024 100 800																													
7 0070 CARPORT UF 0 0 30 18 540.00 UT 4.00 4.00 100 2025 2024 100 2,160																													
8 0169 FENCE/WOOD 0 0 0 0 1.00 UT 2,500.00 2,500.00 100 2025 2024 100 2,500																													
LAND DESCRIPTION										TOTAL OB/XF 23,720																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 0 0 0.00 0.00 1.00 AC 1.00 1.00 1.00 6,500.00 6,500.00 6,500																													
2 9910 M MKT. VAL. AG 0 0 0 0 0.00 0.00 50.71 AC 1.00 1.00 1.00 6,500.00 6,500.00 329,615																													
3 6200 A PASTURE 3 0 0 0 0 0.00 0.00 50.71 AC 1.00 1.00 1.00 280.00 280.00 14,199																													
REVIEW DATE 04/25/2023 BY KS										Total Acres: 51.71 Total Land Value: 20,699										Market: 329,615 Agricultural: 14,199 Common: 6,500 PRINTED 10/03/2025 BY SYS									