LOT 24 PARKER WOODS S/D.
779-1071, 785-18, 800-735, 859-3

LEIDY WILBUR E JR/LEIDY HARRIET I
4002 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04076-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

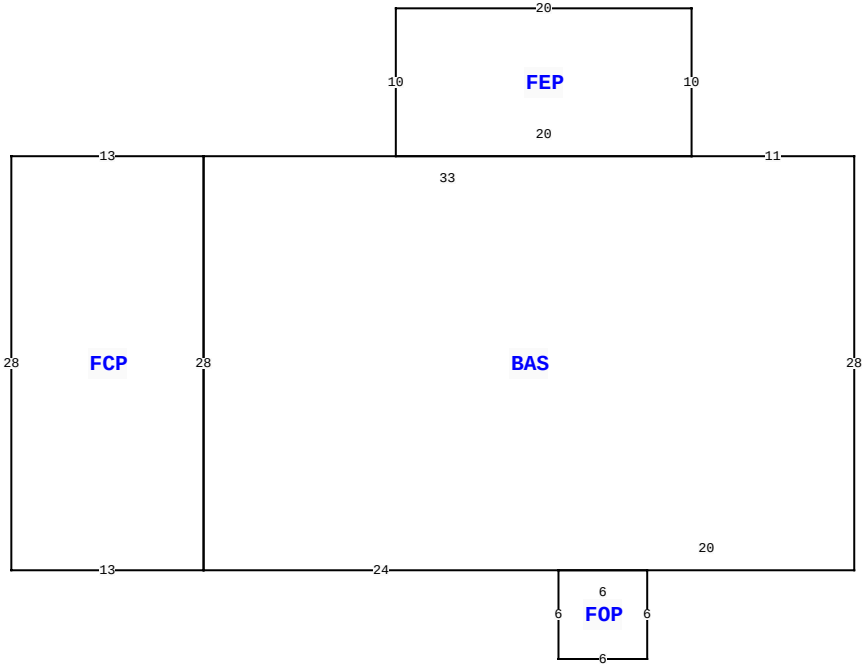
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	108,818
FCP	364	25		91	8,037
FEP	200	80		160	14,132
FOP	36	30		11	972
TOTALS	1,832			1,494	131,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	112.6620	126.18	188,513	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2000 Heated Area: 1232 HX Base Yr 2000



4002 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,959
TOTAL MARKET OB/XF VALUE		18,658
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		200,617
SOH/AGL Deduction		58,890
ASSESSED VALUE		141,727
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		41,005
TOTAL JUST VALUE		200,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042082	Roof Replacement	10,288	06/04/2021
10230	GARAGE	100	09/21/1995
9595	SFR	205	04/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0880/2319	5/12/1999	WD	Q	I		116,000
GRANTOR: RAFTERY						
GRANTEE: LEIDY						
0859/0035	5/15/1998	WD	Q	I		105,000
GRANTOR: HOXWORTH						
GRANTEE: RAFTERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N10 W20 S10 E20$ W33 FCP= W13 S28 E13 N28$ S28 E24 FOP= S6 E6 N6 W6$ E20 N28$.

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	0294	SHED WOOD/	0	100	6	6	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	2,265.00	UT	1.50	1.50	100	1995	1995	3	100	3,398	
4	0200	GARAGE F	0	100	28	42	1,176.00	UT	10.00	10.00	100	1995	1995	3	100	11,760	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 18,658

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	100		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS