LOT 25 PARKER WOODS S/D.

779-1073, 793-815, WD 1011-952,

EDWARDS DEANNA/EDWARDS DAVID
3952 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04076-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

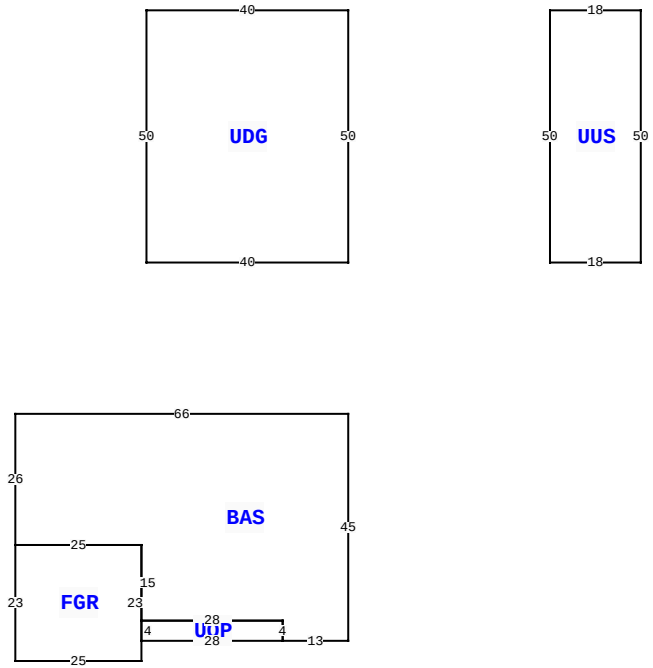
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,383	100		2,383	240,969
FGR	575	55		316	31,954
UDG	2,000	55		1,100	111,232
UOP	112	20		22	2,225
UUS	900	50		450	45,504
TOTALS	5,970			4,271	431,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,271	112.8600	126.40	539,854	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2383 HX Base Yr 2020



3952 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		431,883
TOTAL MARKET OB/XF VALUE		38,889
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		520,772
SOH/AGL Deduction		189,217
ASSESSED VALUE		331,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,833
TOTAL JUST VALUE		520,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049896	Additions	10,400	05/21/2024
000047054	Roof Replacement	52,600	04/24/2023
22801	POOL	135	02/09/2005
22507	SFR	641	11/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1390/2152	8/06/2019	WD	U	I	30	100
GRANTOR: DEANNA EDWARDS						
GRANTEE: DEANNA & DAVID EDWA						
1383/1646	4/26/2019	WD	Q	I	01	380,000
GRANTOR: RODNEY CLAYTON & CHEL						
GRANTEE: DEANNA EDWARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S26 FGR= S23 E25 N23 W25$ E25 S15 UOP= S4 E28 N4 W28$ E28 S4 E13 N45$ PTR= N30 UDG= N50 W40 S50 E40$ S30$ PTR= N30 E40 UUS= E18 N50 W18 S50$ S30 W40$.

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	0280	POOL R/CON	0	100	12	30	360.00	UT	70.00	70.00	100	2005	2005	3	47	11,844	
2	0282	POOL ENCL	0	100	24	28	672.00	UT	15.00	15.00	100	2005	2005	3	40	4,032	
3	0166	CONC,PAVMT	0	100	0	0	5,845.00	UT	2.50	2.50	100	2005	2005	3	100	14,613	
4	0040	BARN,POLE	0	100	50	48	2,400.00	UT	3.50	3.50	100	2015	2015	3	100	8,400	

LAND DESCRIPTION

TOTAL OB/XF 38,889

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 06/25/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS