FORT WHITE: ALL BLOCK I & E1/2
OF SECOND STREET LYING BETWEEN
BLOCKS H & I & N1/2 OF THAT

FORT WHITE HARDWARE LLC
18112 SW SR 47
FORT WHITE, FL 32038

**2026**

**00-00-00-14310-000**

## BUILDING CHARACTERISTICS

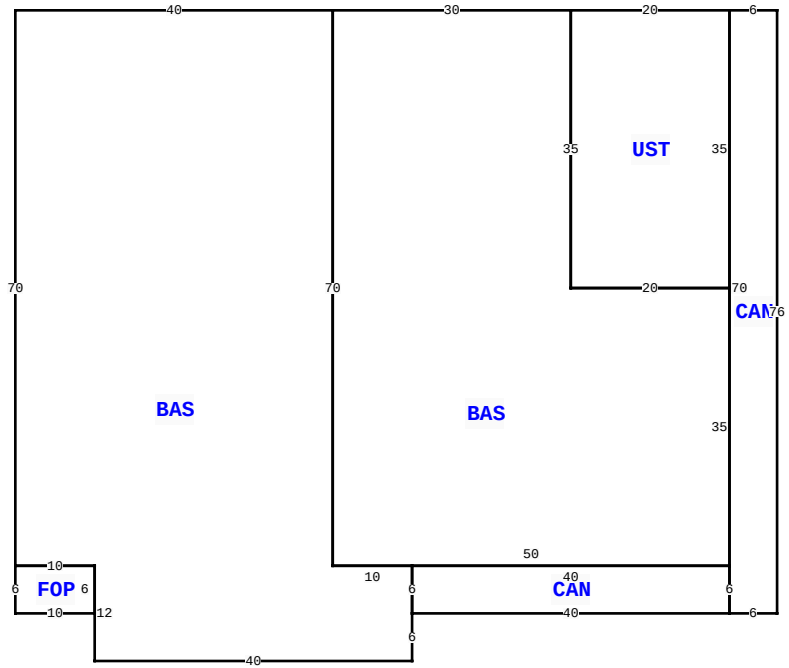
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 80 |
| Roof Cover | 03 | COMP SHNGL 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 14 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| 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 | 2,800 | 100 | | 2,800 | 63,084 |
| BAS | 3,280 | 100 | | 3,280 | 73,899 |
| CAN | 240 | 30 | | 72 | 1,622 |
| CAN | 456 | 30 | | 137 | 3,087 |
| FOP | 60 | 30 | | 18 | 406 |
| UST | 700 | 40 | | 280 | 6,309 |
| TOTALS | 7,536 | | | 6,587 | 148,405 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3600 | 04 | 6,587 | 75.0960 | 45.06 | 296,810 | 1984 | 1984 | 0 | 0 | 0 | 50.00 | 50.00 |

1 STORE DISC 0% - 0 Heated Area: 6080 HX Base Yr




18112 SW STATE ROAD 47 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 148,405 |
| TOTAL MARKET OB/XF VALUE | 16,462 |
| TOTAL LAND VALUE - MARKET | 56,700 |
| TOTAL MARKET VALUE | 221,567 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 221,567 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 221,567 |
| TOTAL JUST VALUE | 221,567 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 209,184 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051503 | Solar Power Syste | 8,440 | 11/14/2024 |
| 000050732 | Roof Replacement | 17,700 | 09/04/2024 |
| 30225 | REMODEL | 25 | 06/13/2012 |
| 15945 | M H | 125 | 08/24/1999 |
| 9846 | ADDN COMM | 150 | 06/15/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1234/1616 | 5/08/2012 | WD | U | I | 30 | 300,000 |
| GRANTOR: MILTON ENTERPRISES IN | | | | | | |
| GRANTEE: FORT WHITE HARDWARE | | | | | | |
| 0948/1222 | 3/08/2002 | WD | Q | I | | 219,000 |
| GRANTOR: MICHAEL O HERLONG | | | | | | |
| GRANTEE: MILTON ENTERPRISES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 BAS= W40 S70 FOP= S6 E10 N6 W10$ E10 S12 E40 N6 CAN= E40 N6 W40 S6$ N6 W10 N70$ S70 E50 CAN= S6 E6 N76 W6 S70$ N35 UST= N35 W20 S35 E20$ W20 N35 $.

## 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 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 26 | 120 | 3,120.00 | UT | 2.50 | 2.50 | 100 | 1996 | 1996 | 3 | 100 | 7,800 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 4,141.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 6,212 | |
| 4 | 0040 | BARN,POLE | 0 | 0 | 12 | 30 | 360.00 | UT | 2.50 | 2.50 | 50 | 2002 | 2002 | 3 | 50 | 450 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,462

| 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 | 1100 | C | STORE 1FLR | 0 | | A-1 | 0.00 | 0.00 | 56,700.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 56,700 | | | | | | | |

REVIEW DATE 06/16/2015 BY DF Total Acres: 1.30 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 05/08/2026 BY SYS