LOT 15 FORT WHITE MANOR S/D.
841-869, 941-2665,

VINCENT JENNIFER A
6109 SW CR 18
FORT WHITE, FL 32038

2027

00-00-00-14330-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 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	03	CENTRAL 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

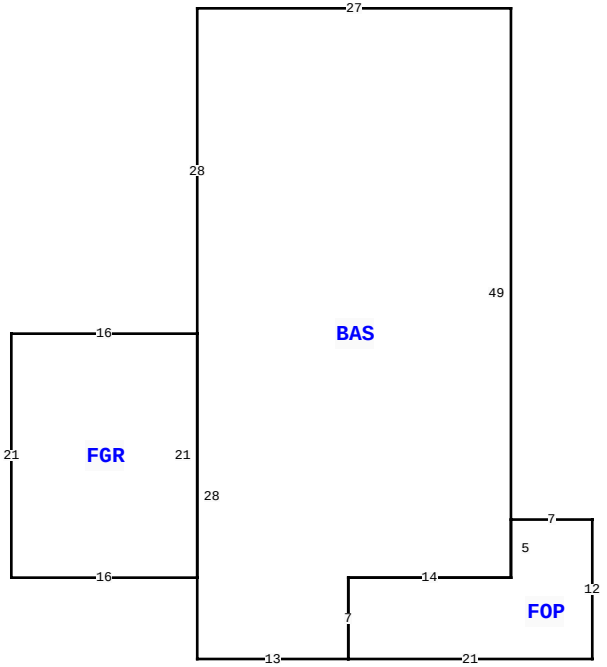
NEIGHBORHOOD/LOC 34616.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100		1,414	113,999
FGR	336	55		185	14,915
FOP	182	30		55	4,434
TOTALS	1,932			1,654	133,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	108.5840	119.44	197,554	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2002 Heated Area: 1414 HX Base Yr 2002



6145 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 05/08/2026 MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		133,349
TOTAL MARKET OB/XF VALUE		2,698
TOTAL LAND VALUE - MARKET		16,800
TOTAL MARKET VALUE		152,847
SOH/AGL Deduction		45,553
ASSESSED VALUE		107,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,883
TOTAL JUST VALUE		152,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,270

PRMT:2:1: PERMIT FOR LOT 15

PRMT:1:1: PERMIT FOR LOT 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044444	Roof Replacement	16,400	05/16/2022
28504	MAINT/ALTR	0	04/23/2010
15419	SFR	215	04/26/1999
14185	SFR	205	06/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/2685	12/14/2001	WD	Q	I		82,500

GRANTOR: EVERETTE HARRIS

GRANTEE: JENNIFER VINCENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S28 FGR= W16 S21 E16 N21$ S28 E13 FOP= E21 N12 W7 S5 W14 S7$ N7 E14 N49$.

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	0166	CONC,PAVMT	0	100	0	0	625.00	UT	1.50	1.50	100	1999	1999	3	100	938	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	11.00	11.00	100	2010	2010	3	100	1,760	

LAND DESCRIPTION

TOTAL OB/XF 2,698

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	1.00	LT		1.00	1.00	0.70	24,000.00	16,800.00	16,800							

REVIEW DATE 05/29/2026 BY NH Total Acres: 0.53 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/17/2026 BY SYS