

FORT WHITE: NW1/4 BLOCK 31.  
 QC 860-697, PB 1393-1586,  
 WD 1399-267, WD 1415-643,

ROBINSON MATTHEW  
 18263 SW STATE RD 47  
 FORT WHITE, FL 32038

**2026**

00-00-00-14384-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	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	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,306	100	
FDU	418	60	
UGR	228	45	
UOP	16	20	
USP	184	35	
USP	242	35	
TOTALS	2,394		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 1306						HX Base Yr 2021					
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
18263 SW STATE ROAD 47 , FORT WHITE MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			102,716
TOTAL MARKET OB/XF VALUE			684
TOTAL LAND VALUE - MARKET			8,820
TOTAL MARKET VALUE			112,220
SOH/AGL Deduction			31,911
ASSESSED VALUE			80,309
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			28,898
TOTAL JUST VALUE			112,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30375	MAINT/ALTR	0	08/14/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0643	7/14/2020	WD	Q	I	01	72,000
GRANTOR: RON & CINDY PRESTON						
GRANTEE: MATTHEW ROBINSON						
1399/0267	11/18/2019	WD	Q	I	01	65,000
GRANTOR: KRISTA V BEDENBAUGH						
GRANTEE: RON & CINDY PRESTON						

EXTRA FEATURES															
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	0119	MASONRY WA	0	100	2	120		5.00	30	1993	1993	3	30	360	
2	0294	SHED WOOD/	0	100	9	12		7.50	40	1993	1993	3	40	324	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W15 S1 USP= W9 S16 E4 S8 E5 N24\$ S24 W5 N8 W9 S7 W10S32 E15 UOP= E4 N4 W4 S4 \$ N4USP= E22 N11 W22 S11\$ N11 E24 N41\$ PTR= N30 UGR= E12 FDU= E22 N19 W22 S19\$ N19 W12 S19\$ S30\$.			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.80	0.80	8,820							