LOTS 1, 2, 3, 4, 15, 16 17 & 18
S/D. (FORT WHITE).& THAT PORTION
STREET AS LIES NORTH OF LOTS 1,2

SPENCER CAROLYN
6399 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

00-00-00-14488-000

BUILDING CHARACTERISTICS

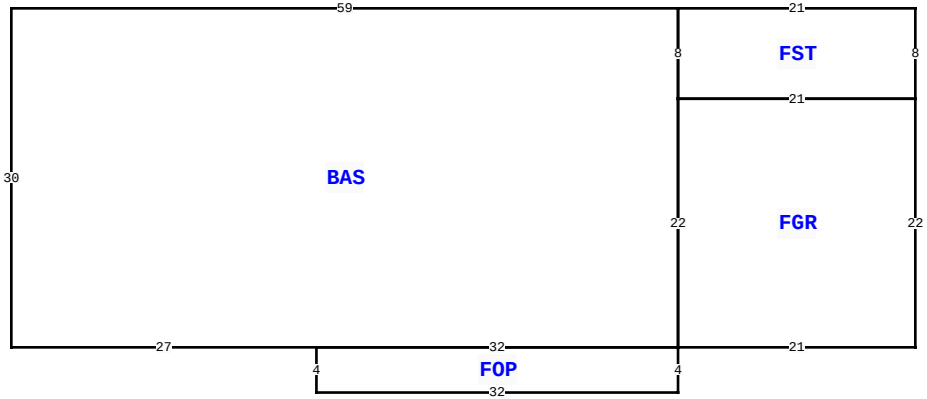
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100		1,770	156,491
FGR	462	55		254	22,457
FOP	128	30		38	3,360
FST	168	55		92	8,134
TOTALS	2,528			2,154	190,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	121.4440	136.02	292,987	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1770 HX Base Yr 2024



6399 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,442
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		34,522
TOTAL MARKET VALUE		227,264
SOH/AGL Deduction		0
ASSESSED VALUE		227,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,853
TOTAL JUST VALUE		227,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2670	11/14/2023	WD	Q	I	01	256,500
GRANTOR: RAGANS MARILYN F						
GRANTEE: SPENCER CAROLYN						
1195/0057	4/12/2010	QC	U	V	11	100
GRANTOR: TOWN OF FT WHITE						
GRANTEE: MARY A FLOYD, MARIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S30 E27 FOP= S4 E32N4 W32$ E32 FGR= E21 N22 W21 S22$ N22 FST= E21 N8 W21 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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			0.00	0.00	43,152.00	SF		1.00	1.00	1.00	0.80	0.80	34,522							

REVIEW DATE 05/29/2026 BY NH Total Acres: 0.99 Total Land Value: 34,522 Market: 0 Agricultural: 0 Common: 34,522 PRINTED 06/12/2026 BY SYS