

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

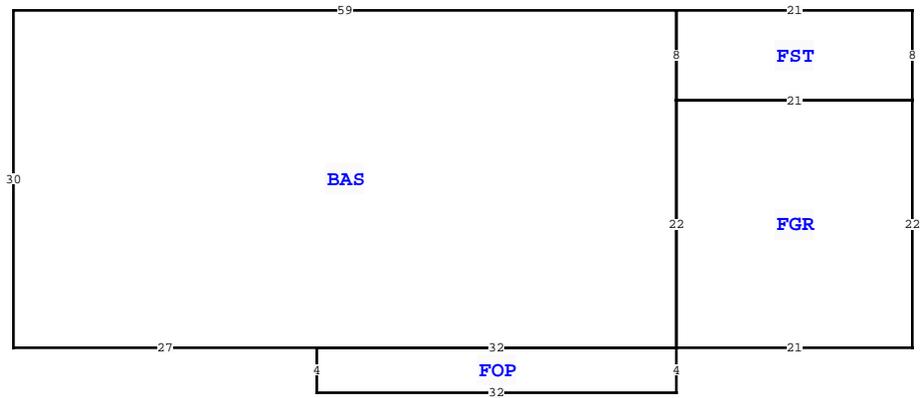
SPENCER CAROLYN
6399 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

00-00-00-14488-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	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

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	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1770 HX Base Yr 2024												



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		02	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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
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						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	900	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	200	
TOTALS															2,300	

BLD DATE		LGL DATE	
		04/20/2022	MLU

BUILDING NOTES	
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									
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	43,152.00	SF		1.00	1.00	1.00	0.80	0.80	34,522							