LOT 12 ICHETUCKNEE MEADOWS S/D.
636-202, 899-2126, QC 1405-941

CALVERT PAUL HAYES/DUMAIS CALVERT THERESA CONTE
P O BOX 485
FORT WHITE, FL 32028-0485

2027

18-6S-16-03865-012

BUILDING CHARACTERISTICS

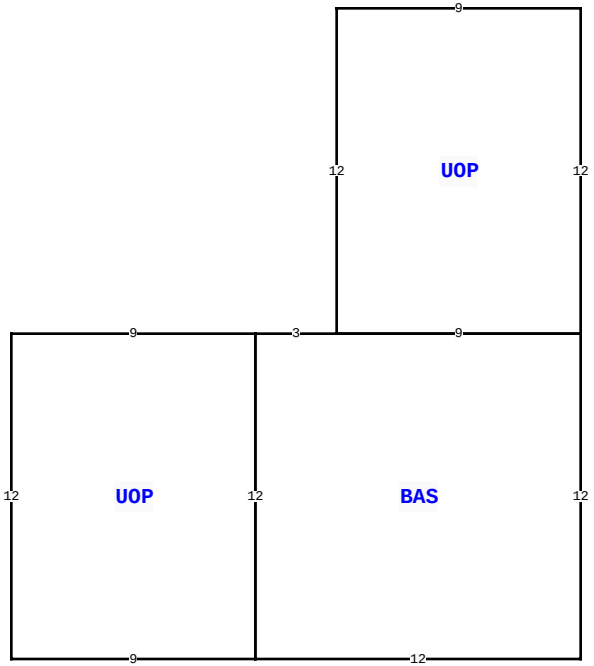
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	4,584
UOP	108	20		22	700
UOP	108	20		22	700
TOTALS	360			188	5,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	188	44.5200	48.97	9,206	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 144 HX Base Yr



304 SW FREEDOM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	100	2001	2001	3	100	1,440	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0001	RES MISC	0	0	0	0	1.00	UT	45,000.00	45,000.00	100	2026	2025		100	45,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	250.00	250.00	100	2026	2025		100	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,751
TOTAL MARKET OB/XF VALUE	53,690
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	331,441
SOH/AGL Deduction	902
ASSESSED VALUE	330,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,539
TOTAL JUST VALUE	331,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,127

LAND:1:1: 5.02 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040240	Electrical Servic	0	06/03/2021
40240	ELECTRICAL	0	07/29/2020
18147	SFR	153	04/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0941	2/11/2020	QC	U	I	11	100
GRANTOR: PAUL HAYES CALVERT						
GRANTEE: PAUL HAYES CALVERT						
0899/2126	3/27/2000	WD	Q	V		23,500
GRANTOR: DIRK'S						
GRANTEE: P CALVERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= W9 S12 E9 N12$ S12 E12 N12 W9$ UOP= E9 N12 W9 S12$.

LAND DESCRIPTION

TOTAL OB/XF 53,690

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/13/2026 BY AJ Total Acres: 5.02 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 11/17/2026 BY SYS

LOT 12 ICHETUCKNEE MEADOWS S/D.
636-202, 899-2126, QC 1405-941

CALVERT PAUL HAYES/DUMAIS CALVERT THERESA CONTE
P O BOX 485
FORT WHITE, FL 32028-0485

2027

18-6S-16-03865-012

BUILDING CHARACTERISTICS

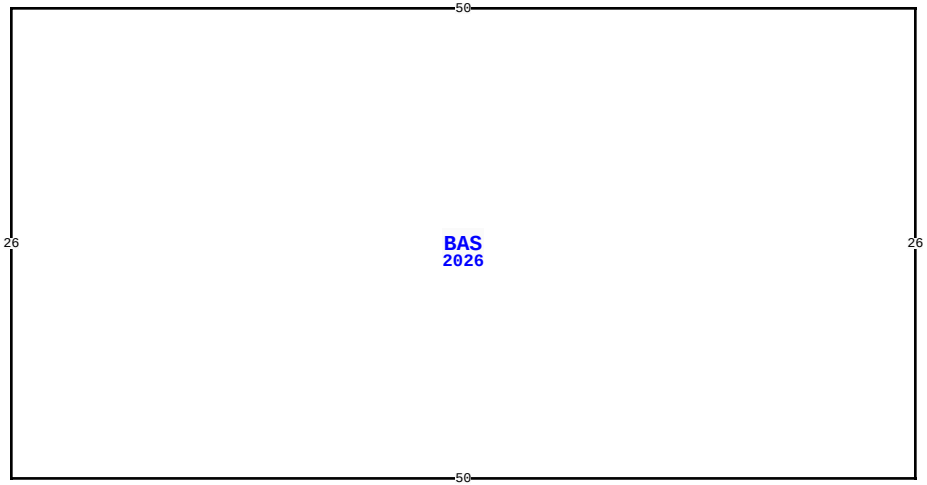
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2026	1,300	141,767
TOTALS	1,300			1,300	141,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	103.0000	113.30	147,290	2022	2022	0	0	0	3.75	96.25

2 SINGLE FAM 0% - 2026 Heated Area: 1300 HX Base Yr



304 SW FREEDOM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,751
TOTAL MARKET OB/XF VALUE	53,690
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	331,441
SOH/AGL Deduction	902
ASSESSED VALUE	330,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,539
TOTAL JUST VALUE	331,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0941	2/11/2020	QC	U	I	11	100
GRANTOR: PAUL HAYES CALVERT						
GRANTEE: PAUL HAYES CALVERT						
0899/2126	3/27/2000	WD	Q	V		23,500
GRANTOR: DIRK'S						
GRANTEE: P CALVERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,14] E50 S26 W50 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/13/2026 BY AJ Total Acres: 5.02 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 11/17/2026 BY SYS