

COMM AT NW COR OF SE1/4, RUN E 8
 FT TO S R/W CR-349, E ALONG R/W,
 FOR POB, CONT E 258.45 FT, S 129

DEASON AUDREY K
 1962 SW COUNTY ROAD 18
 FORT WHITE, FL 32038

2026

26-5S-17-09400-005


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,000 TOTAL MARKET VALUE 2,243 SOH/AGL Deduction 0 ASSESSED VALUE 2,243 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,243 TOTAL JUST VALUE 110,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,000											
DOR CODE 6200 PASTURE CLS33																															
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 26517.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	0.80	280.00	224.00	1,456														
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	0.80	281.00	224.80	787														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.00 Total Land Value: 2,243 Market: 110,000 Agricultural: 2,243 Common: 0 PRINTED 05/12/2026 BY SYS																															