E1/2 OF E1/2 OF NW1/4 OF SW1/4,
& E 331.99 FT OF S 5 AC OF SW1/4

REYNA NANCY N/POOLE JOCELYN
1965 SW CPOUNTY ROAD 18
FT WHITE, FL 32038

2027

29-6S-17-09807-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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

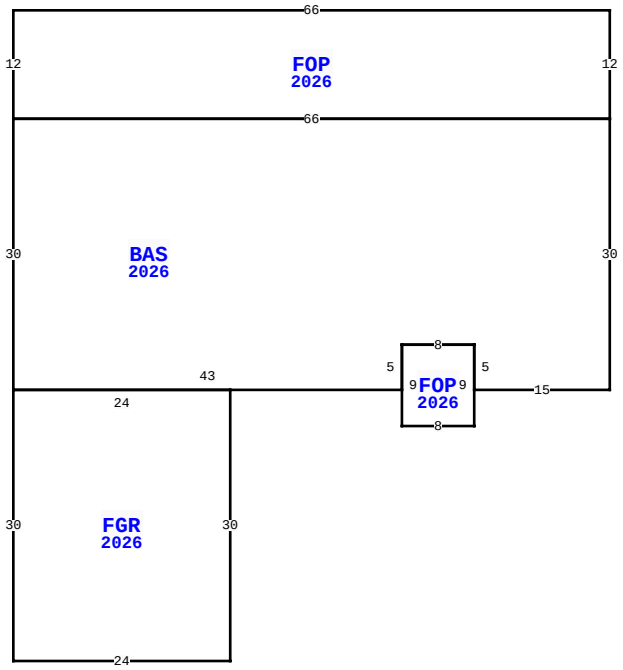
NEIGHBORHOOD/LOC 29617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	2026	1,940	233,906
FGR	720	55	2026	396	47,746
FOP	72	30	2026	22	2,653
FOP	792	30	2026	238	28,696
TOTALS	3,524			2,596	313,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,596	109.6100	120.57	313,000	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1940 HX Base Yr



1965 SW COUNTY ROAD 18, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	0	0	0	520.00	UT	3.00	3.00	100	2026	2025		100	1,560	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	313,000
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	156,750
TOTAL MARKET VALUE	471,310
SOH/AGL Deduction	0
ASSESSED VALUE	471,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,310
TOTAL JUST VALUE	471,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050811	New Residential C	300,000	09/13/2024
000050291	Right-of-Way Acce		07/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/554	7/26/2024	WD	U	V	11	100
GRANTOR: REYNA NANCY N						
GRANTEE: REYNA NANCY N						
1141/1266	1/18/2008	WD	Q	V		140,000
GRANTOR: LYNCH						
GRANTEE: NANCY REYNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-80,-20] W66 S30 E43 N5 E8 S5 E15 N30 $
FOP=[YR=2026;ORIG=-146,-32] E66 S12 W66 N12 $
FGR=[YR=2026;ORIG=-146,10] E24 S30 W24 N30 $
FOP=[YR=2026;ORIG=-103,5] E8 S9 W8 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	9.50	AC		1.00	1.00	1.50	11,000.00	16,500.00	156,750							

REVIEW DATE 02/27/2026 BY robin Total Acres: 9.50 Total Land Value: 156,750 Market: 0 Agricultural: 0 Common: 156,750 PRINTED 11/17/2026 BY SYS