

LOT 8 THE MEADOWS OF TUSKENOOGEE
1683, WD 1308-1784, WD 1406-222,

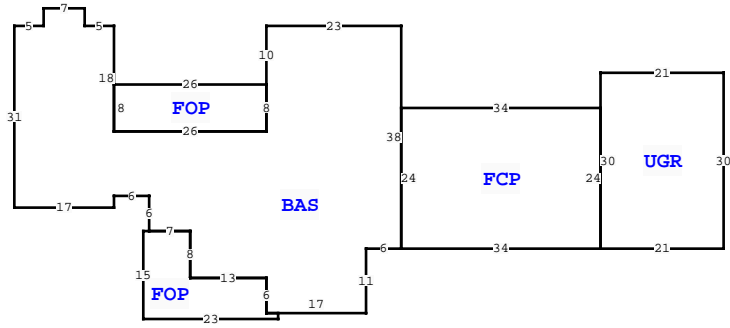
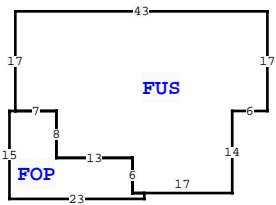
FAIR BENJAMIN H/FAIR TRACY L
1990 SW COUNTY RD 18
FORT WHITE, FL 32038

2026

29-6S-17-09807-108


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories		2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality		07	07
DOR CODE		0100	SINGLE FAMILY
MAP NUM			MKT AREA 02
NEIGHBORHOOD/LOC		29617.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,119	100	
FCP	816	25	
FOP	208	30	
FOP	213	30	
FOP	213	30	
FUS	1,073	100	
UGR	630	45	
TOTALS	5,272		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,870	126.3755	141.54	547,760	2004	2004	0	0	21.00	79.00
2 SINGLE FAM 100% - 2021 Heated Area: 3192 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	432,730			
TOTAL MARKET OB/XF VALUE	10,820			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	508,550			
SOH/AGL Deduction	114,248			
ASSESSED VALUE	394,302			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	342,891			
TOTAL JUST VALUE	508,550			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	504,028			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052199	Remodel	8,700	01/30/2025
000051958	Roof Replacement	27,000	01/02/2025
20377	SFR	546	02/03/2003
16755	M H	125	03/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0222	2/20/2020	WD	Q	I	01	379,000
GRANTOR: DONALD CADRAIN						
GRANTEE: BENJAMIN H & TRACY						
1308/1784	1/26/2016	WD	U	I	30	100
GRANTOR: CADRAIN BELLOCCHIO						
GRANTEE: DONALD CADRAIN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004
2	0166	CONC, PAVMT	0	100	0	920.00	UT	2.00	2.00	100	2004
3	0294	SHED WOOD/	0	100	10	192.00	UT	5.00	5.00	100	2004
4	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2013
5	0040	BARN, POLE	0	100	56	4,816.00	UT	2.50	2.50	50	2013

TOTAL OB/XF												10,820			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS= W23 S10 FOP= W26 S8 E26 N8 S8 W26 N18 W5 N3 W7 S3 W5 S31 E17 N2 E6 S6 FOP= W1 S15 E23 N1 W2 N6 W13 N8 W7 S7 E7 S8 E13 S6 E17 N11 E6 FCP= E34 UGR= E21 N30 W21 S30 S24 N3 S24 N38 PTR= N30 FUS= N14 E6 N17 W43 S17 FOP= W1 S15 E23 N1 W2 N6 W13 N8 W7 S7 E7 S8 E13 S6 E17 S30 S.											

LAND DESCRIPTION												TOTAL OB/XF												10,820			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		A-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	65,000.00	65,000.00	65,000											