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

**2027**

**29-6S-17-09807-108**

## BUILDING CHARACTERISTICS

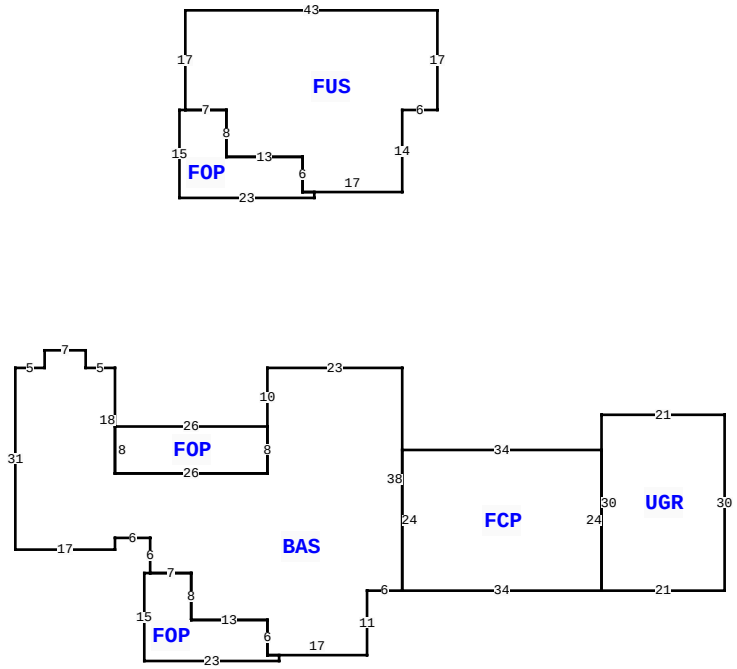
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,119 | 100 | | 2,119 | 232,704 |
| FCP | 816 | 25 | | 204 | 22,403 |
| FOP | 208 | 30 | | 62 | 6,809 |
| FOP | 213 | 30 | | 64 | 7,029 |
| FOP | 213 | 30 | | 64 | 7,029 |
| FUS | 1,073 | 100 | | 1,073 | 117,835 |
| UGR | 630 | 45 | | 284 | 31,188 |
| TOTALS | 5,272 | | | 3,870 | 424,996 |

## 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 | 139.01 | 537,969 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

2 SINGLE FAM 100% - 2021 Heated Area: 3192 HX Base Yr 2021




1990 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 920.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,840 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 16 | 192.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 960 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 800 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 56 | 86 | 4,816.00 | UT | 2.50 | 2.50 | 50 | 2013 | 2013 | 3 | 50 | 6,020 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 424,996 |
| TOTAL MARKET OB/XF VALUE | 10,820 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 500,816 |
| SOH/AGL Deduction | 94,685 |
| ASSESSED VALUE | 406,131 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 354,720 |
| TOTAL JUST VALUE | 500,816 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 508,550 |

| 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 | | | | | | |

## BUILDING NOTES

## 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$ E7 S8 E13 S6 E17 N11 E6 FCP= E34 UGR= E21 N30 W21 S30$ N24 W34 S24$ N38$ PTR= N30 FUS= N14 E6 N17 W43 S17 FOP= W1 S15 E23 N1 W2 N6 W13 N8 W7$ E7 S8 E13 S6 E17$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 10,820

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/29/2025 BY JS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS