

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

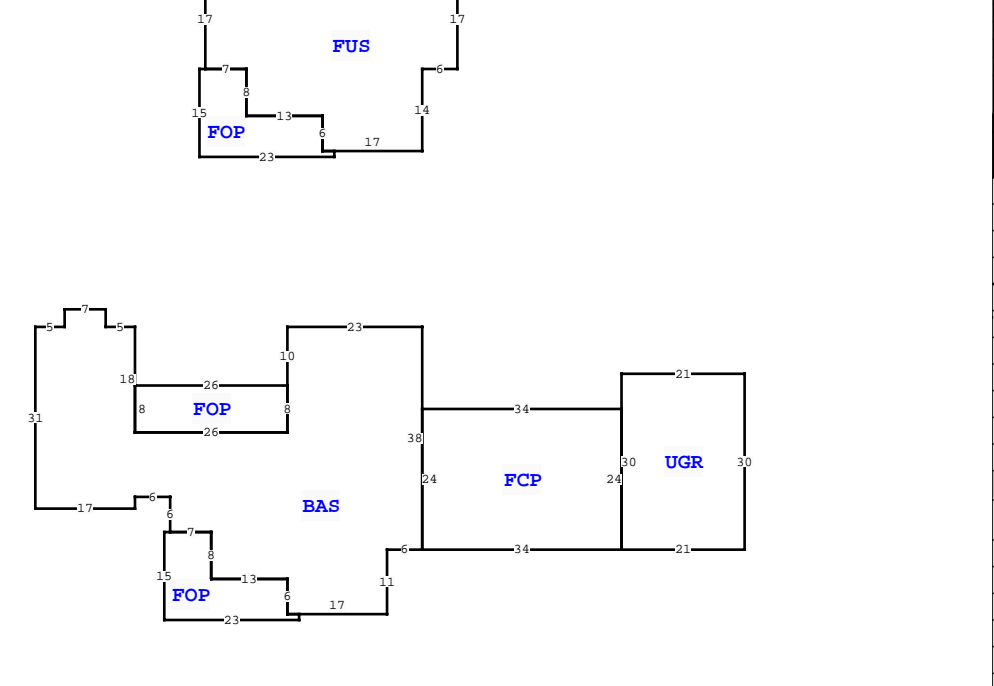
29-6S-17-09807-108



BUILDING CHARACTERISTICS	
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. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	144.07	557,551	2004	2004	0	0	21.00	79.00	

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



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY		02	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	241,174		
FCP	816	25		204	23,218		
FOP	208	30		62	7,056		
FOP	213	30		64	7,284		
FOP	213	30		64	7,284		
FUS	1,073	100		1,073	122,124		
UGR	630	45		284	32,324		
TOTALS	5,272			3,870	440,465		

1990 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE	LGL DATE
	04/07/2025
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	440,465	
TOTAL MARKET OB/XF VALUE	10,820	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	506,285	
SOH/AGL Deduction	111,983	
ASSESSED VALUE	394,302	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	342,891	
TOTAL JUST VALUE	506,285	
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	920.00	UT	2.00	2.00	100	2004	2004	3	100	1,840	
3	0294	SHED WOOD/	0	100	10	192.00	UT	5.00	5.00	100	2004	2004	3	100	960	
4	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0040	BARN, POLE	0	100	56	4,816.00	UT	2.50	2.50	50	2013	2013	3	50	6,020	

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 S7 E7 S8 E13 S6 E17 N11 E6 FCP= E34 UGR= E21 N30 W21 S30 S24 N38 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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	55,000.00	55,000.00	55,000							