LOT 5 THE MEADOWS OF TUSKENOOGEE
875-2358, 938-1727, 963-1492, WD

LANE KALA
2196 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

30-6S-17-09807-105

BUILDING CHARACTERISTICS

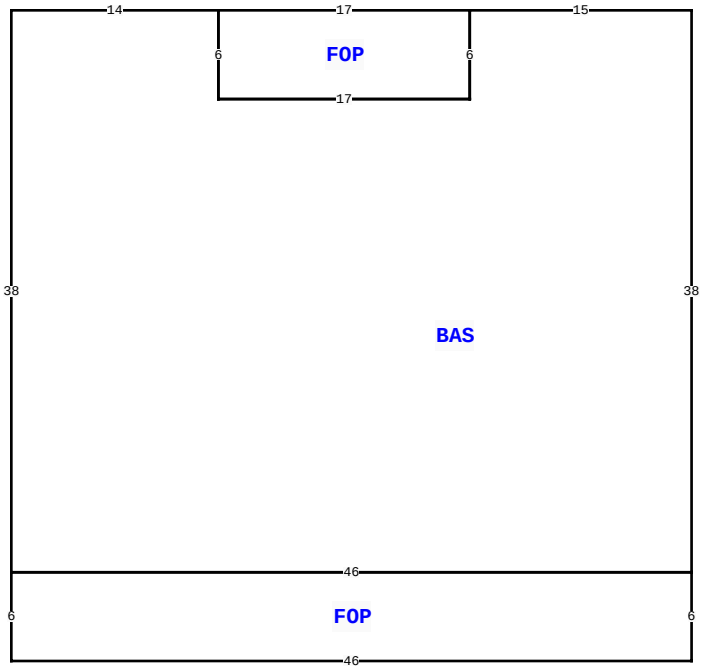
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Kitchen Adjus	02	02 100
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	1,646	100		1,646	245,527
FOP	102	30		31	4,625
FOP	276	30		83	12,380
TOTALS	2,024			1,760	262,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,760	138.3690	152.21	267,890	2019	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2026 Heated Area: 1646 HX Base Yr



2196 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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0031	BARN,MT AE	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2013	2013	3	100	12,000	
4	0251	LEAN TO W/	0	0	12	25	300.00	UT	3.50	3.50	100	2013	2013	3	100	1,050	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,532
TOTAL MARKET OB/XF VALUE	25,450
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	352,982
SOH/AGL Deduction	0
ASSESSED VALUE	352,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,982
TOTAL JUST VALUE	352,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38214	SFR	719	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/582	7/21/2025	WD	Q	I	01	489,000
GRANTOR: DOYLE NICHOLAS						
GRANTEE: LANE KALA						
1520/908	7/17/2024	WD	Q	I	01	535,000
GRANTOR: SARGENT KIM						
GRANTEE: DOYLE NICHOLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W17 S6 E17 N6$ S6 W17 N6 W14 S38 FOP= S6 E46 N6 W46$ E46 N38$.

LAND DESCRIPTION

TOTAL OB/XF 25,450

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/06/2025 BY TP Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS