

COMM SW COR OF SW1/4 OF SE1/4, R  
TO S R/W OF SR-18 FOR POB, RUN N  
1473.88 FT, SE 922.20 FT, W 1390

GIAMBRONE ERIC J/GIAMBRONE SHAWNA BEACH  
2572 SW COUNTY RD 18  
FORT WHITE, FL 32038

**2026**

30-6S-17-09813-005  
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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	90	
Exterior Wall	21	STONE		10	
Roof Structure	08	IRREGULAR		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		90	
Interior Floor	08	SHT	VINYL	10	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		4		100	
Bathrooms		3.5		100	
Frame	03	MASONRY		100	
Stories	1.	1.		100	
Units		0		100	
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	30617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,221	100		3,221	415,800
FGR	975	55		536	69,192
FOP	248	30		74	9,552
FOP	343	30		103	13,296
FOP	512	30		154	19,880
TOTALS	5,299			4,088	527,721

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		Heated Area: 3221					HX Base Yr 2020	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			527,721
TOTAL MARKET OB/XF VALUE			30,348
TOTAL LAND VALUE - MARKET			132,750
TOTAL MARKET VALUE			690,819
SOH/AGL Deduction			238,710
ASSESSED VALUE			452,109
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			400,698
TOTAL JUST VALUE			690,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			687,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33043	SFR	1,452	06/03/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/852	4/13/2022	QC	U	I	11	100
GRANTOR: GIAMBRONE ERIC JAMES						
GRANTEE: GIAMBRONE ERIC JAME						
1260/0448	8/20/2013	WD	Q	V	01	59,000
GRANTOR: PAULA XENAKIS AS TRUS						
GRANTEE: ERIC J GIAMBRONE						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP= N16 W32 S16 E32\$ BAS= W32 S56 FGR= W2 S39 E25 N39 W23\$ E23 FOP= S7 E29 N7 W11 N5 W9 S5 W9\$ E9 N5 E9 S5 E11 S9 E18 N26 W2 N20 FOP= N8 W36 S2 D3 R3 S5 E14 S3 E5 R6 U5 E8\$ W8 D5 L6 W5 N3 W14 N5 L3 U3 N13\$.	

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	0166	CONC,PAVMT	0	100	30	32	UT	2.25	2.25	100	2019	2019	3	100	2,160	
2	0031	BARN,MT AE	0	100	54	58	UT	9.00	9.00	100	2019	2019	3	100	28,188	

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	14.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	132,750							