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

2027

30-6S-17-09813-005

BUILDING CHARACTERISTICS

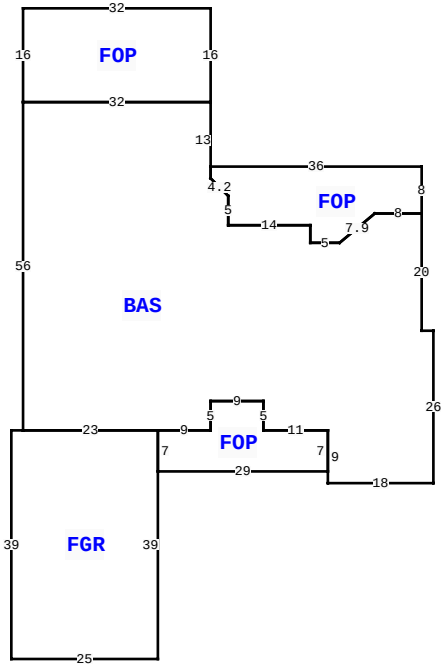
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	401,206
FGR	975	55		536	66,764
FOP	248	30		74	9,218
FOP	343	30		103	12,830
FOP	512	30		154	19,183
TOTALS	5,299			4,088	509,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,088	120.4643	132.51	541,701	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 3221 HX Base Yr 2020



2572 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	0166	CONC,PAVMT	0	100	30	32	960.00	UT	2.25	2.25	100	2019	2019	3	100	2,160	
2	0031	BARN,MT AE	0	100	54	58	3,132.00	UT	9.00	9.00	100	2019	2019	3	100	28,188	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		509,199
TOTAL MARKET OB/XF VALUE		30,348
TOTAL LAND VALUE - MARKET		132,750
TOTAL MARKET VALUE		672,297
SOH/AGL Deduction		206,625
ASSESSED VALUE		465,672
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		414,261
TOTAL JUST VALUE		672,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,558

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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 30,348

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

REVIEW DATE 01/15/2019 BY HC Total Acres: 14.75 Total Land Value: 132,750 Market: 0 Agricultural: 0 Common: 132,750 PRINTED 11/17/2026 BY SYS