BEG SW COR OF NW1/4 OF NE1/4, RU FT, E 200 FT, S 1089.91 FT, W 20 POB.

MCDONALD ROSSI
2798 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

31-6S-17-09815-000

BUILDING CHARACTERISTICS

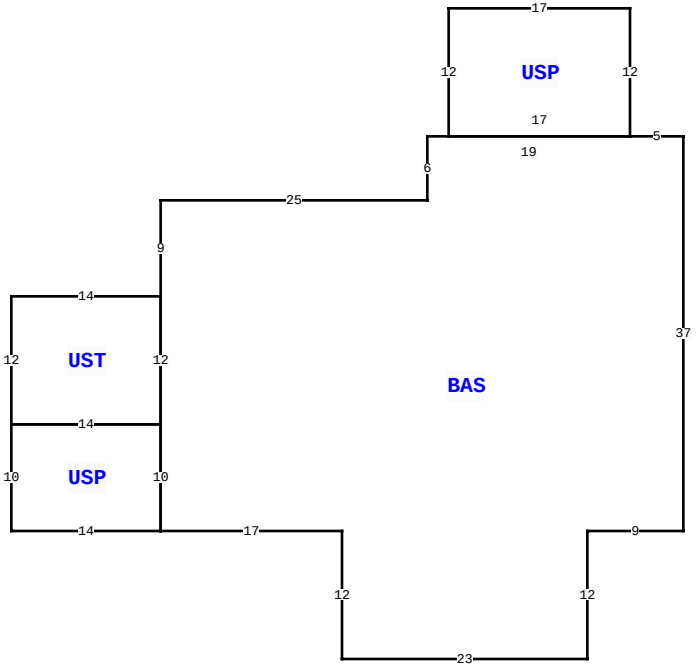
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	93,871
USP	140	35		49	2,373
USP	204	35		71	3,437
UST	168	45		76	3,679
TOTALS	2,451			2,135	103,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	67.7071	74.48	159,015	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1939 HX Base Yr 2021



2798 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0010	BARN,BLK	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,346	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,360
TOTAL MARKET OB/XF VALUE		5,446
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		173,806
SOH/AGL Deduction		36,170
ASSESSED VALUE		137,636
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,225
TOTAL JUST VALUE		173,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12224	M H	125	03/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2519	4/27/2026	QC	U	I	11	100
GRANTOR: LEGREE JACK JR						
GRANTEE: MCDONALD ROSSI						
1415/0185	7/07/2020	QC	U	I	30	100
GRANTOR: GLENICE LEGREE & JOAN						
GRANTEE: JACK LEGREE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 USP= N12 W17 S12 E17$ W19 S6 W25 S9 UST= W14 S12 E14 N12$ S12 USP= W14 S10 E14 N10$ S10 E17 S12 E23 N12 E9 N37$.

LAND DESCRIPTION

TOTAL OB/XF 5,446

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 10/19/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS