NW1/4 OF NE1/4, & EX 5 AC DESC O
DC 1389-1758, PB 1391-456, PB 14

BARRS JOINT REVOCABLE LIVING TRUST U/A/D AUGUST 1,
2772 SW COUNTY RD 18
FORT WHITE, FL 32038

2027

31-6S-17-09815-001

BUILDING CHARACTERISTICS

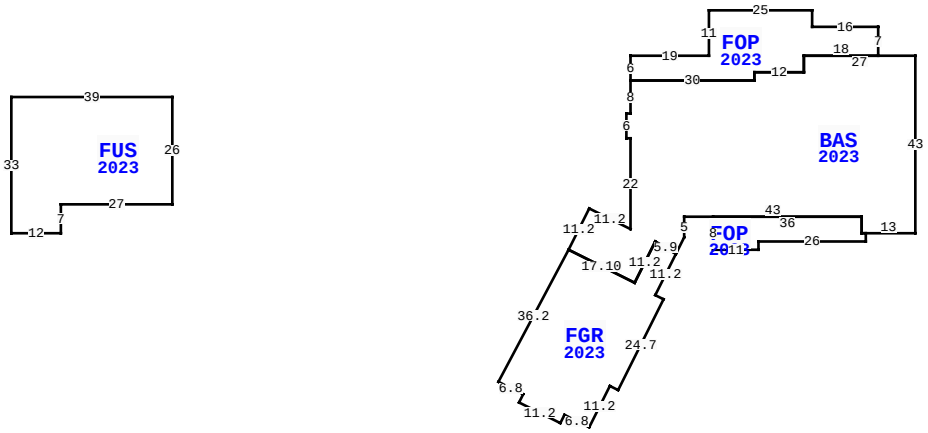
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,800	100	2023	2,800	374,889
FGR	1,019	55	2023	560	74,978
FOP	240	30	2023	72	9,640
FOP	615	30	2023	184	24,636
FUS	1,098	100	2023	1,098	147,010
TOTALS	5,772			4,714	631,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,714	125.4792	138.03	650,673	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 3898 HX Base Yr 2024



2772 SW COUNTY ROAD 18, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0280	POOL R/CON	0	100	19	35	665.00	UT	70.00	70.00	100	2023	2022		95	44,223	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
4	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	631,153
TOTAL MARKET OB/XF VALUE	50,803
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	891,956
SOH/AGL Deduction	32,533
ASSESSED VALUE	859,423
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	808,012
TOTAL JUST VALUE	891,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	903,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044446	Electrical Servic	0	05/16/2022
000043948	Swimming Pool and	66,000	03/17/2022
000041818	New Residential C	450,000	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2636	8/01/2025	WD	U	I	11	100
GRANTOR: BARRS CODY RYAN						
GRANTEE: BARRS JOINT REVOCAB						
1418/1968	9/02/2020	WD	U	V	19	152,000
GRANTOR: GLENICE LEGREE AS PR						
GRANTEE: CODY RYAN & WHITNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W27 S4 W12 S2 W30 S8 W1 S6 E1 S22 U5L10 D10L5 D8R16 U10R5 D3R5 U4R2 N5 E43 S4 E13 N43 $
FGR=[YR=2023;ORIG=32,58] U3L5 D10L5 U8L16 D32L17 D3R6 D2L1 D5R10 U2R1 D3R6 U10R5 D1R2 U22R11 U1L2 U10R5 $
FOP=[YR=2023;ORIG=81,3] W16 N4 W25 S11 W19 S6 E30 N2 E12 N4 E18 N7 $
FOP=[YR=2023;ORIG=77,49] W36 S8 E11 N2 E26 N2 W1 N4 $
FUS=[YR=2023;ORIG=-90,20] W39 S33 E12 N7 E27 N26 $
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LAND DESCRIPTION

TOTAL OB/XF 50,803

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	35.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	210,000							

REVIEW DATE 06/12/2024 BY jerry Total Acres: 35.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 11/17/2026 BY SYS