W1/2 N OF SR-18 EX CO RD R/W

304-336, 306-212, 586-687, 678-5

BENKOCZY MICHAEL A/BENKOCZY JEAN
3151 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

31-6S-17-09818-000

BUILDING CHARACTERISTICS

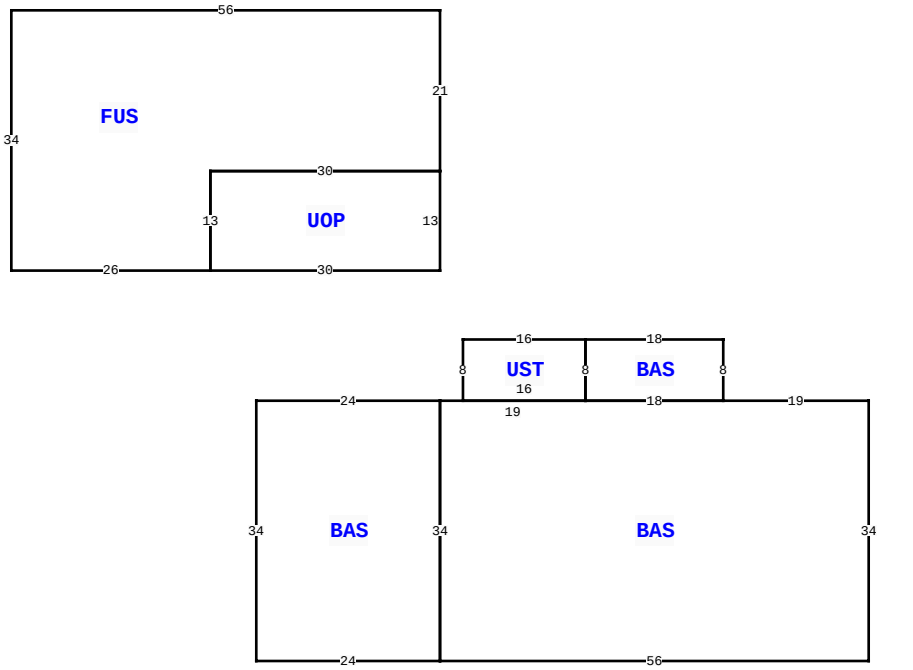
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	144	100		144	10,579
BAS	816	100		816	59,946
BAS	1,904	100		1,904	139,874
FUS	1,514	100		1,514	111,223
UOP	390	20		78	5,730
UST	128	45		58	4,261
TOTALS	4,896			4,514	331,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,514	102.7425	113.02	510,172	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 4378 HX Base Yr



3151 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0294	SHED WOOD/	0	100	20	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		331,612
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		280,995
TOTAL MARKET VALUE		360,937
SOH/AGL Deduction		134,787
ASSESSED VALUE		226,150
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,739
TOTAL JUST VALUE		622,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,422

SALE:1:1: 2000 @ ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048823	Electrical Servic	0	12/11/2023
5685	M H	60	01/28/1992
002189	SFR	49,000	02/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0678/0518	2/21/1989	WD	U	V		117,500

GRANTOR: GOSSETT

GRANTEE: BENKOCZY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S34 E24 BAS= E56 N34 W19 BAS= N8 W18 S8 E18$ W18 UST= N8 W16 S8 E16 $ W19 S34$ N34$ PTR= N30 FUS= N21 W56 S34 E26 UOP= E30 N13 W30 S13$ N13 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	50.09	AC		1.00	1.00	1.00	280.00	280.00	14,025							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	50.09	AC		1.00	1.00	1.00	5,500.00	5,500.00	275,495							

REVIEW DATE 12/21/2023 BY Total Acres: 51.09 Total Land Value: 19,525 Market: 275,495 Agricultural: 14,025 Common: 5,500 PRINTED 11/16/2026 BY SYS