COMM SW COR OF NW1/4, RUN E 50.9
A CO GRD RD, RUN N 159.77 FT FOR
363.68 FT TO S R/W OF CR-18, NE

TOMSEY JERRY M/TOMSEY CANDACE S
3356 SW CR 18
FORT WHITE, FL 32038

2027

31-6S-17-09818-005

BUILDING CHARACTERISTICS

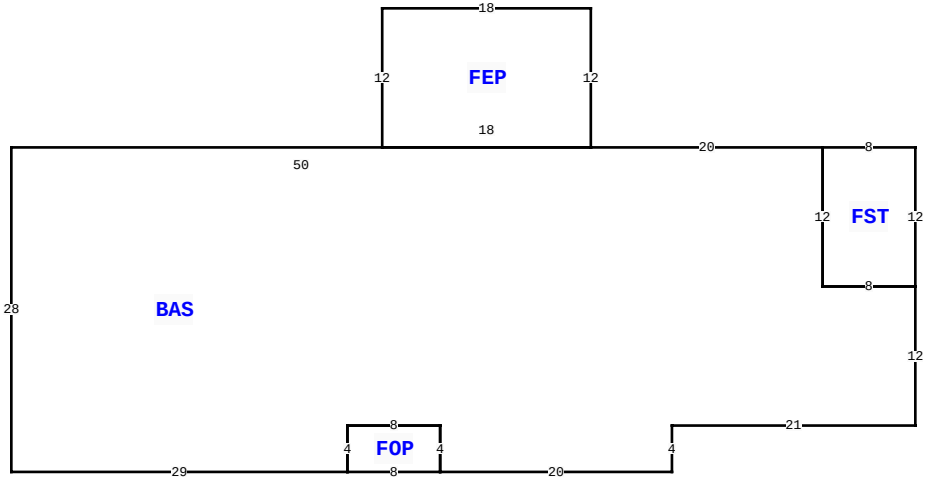
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	167,083
FEP	216	80		173	14,658
FOP	32	30		10	848
FST	96	55		53	4,491
TOTALS	2,316			2,208	187,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	118.5030	130.35	287,813	1985	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1972 HX Base Yr 2009



3356 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	0	40	60	2,400.00	UT	12.00	12.00	100	2000	2000	3	100	28,800	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	
4	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2000	2000	3	100	3,456	
5	0294	SHED WOOD/	0	100	8	10	80.00	UT	12.00	12.00	100	2000	2000	3	100	960	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,078
TOTAL MARKET OB/XF VALUE		36,816
TOTAL LAND VALUE - MARKET		72,410
TOTAL MARKET VALUE		296,304
SOH/AGL Deduction		180,009
ASSESSED VALUE		116,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,884
TOTAL JUST VALUE		296,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,706

SALE:1:1: PRCL #1 COUNTRY OAKS FARMS UNREC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047332	Roof Replacement	1,050	05/30/2023
000047333	Roof Replacement	11,375	05/30/2023
19117	PUMP/UTPOL	30	01/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/1571	7/14/2008	WD	Q	I		248,900
GRANTOR: SILVA'S						
GRANTEE: JERRY & CANDACE TOM						
0884/2132	7/16/1999	WD	Q	I		115,000
GRANTOR: TIBBITTS'						
GRANTEE: SILVA'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= N12 W18 S12 E18$ W50 S28 E29 FOP= E8 N4 W8 S4$ N4 E8 S4 E20 N4 E21 N12FST= N12 W8 S12 E8$ W8 N12$.

LAND DESCRIPTION

TOTAL OB/XF 36,816

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			0.00	0.00	5.57	AC		1.00	1.00	1.00	13,000.00	13,000.00	72,410							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 5.57 Total Land Value: 72,410 Market: 0 Agricultural: 0 Common: 72,410 PRINTED 11/17/2026 BY SYS