

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

2026

31-6S-17-09818-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 90	
Exterior Wall	21	STONE 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural Units	05	CONV 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
BAS	1,972	100	
FEP	216	80	
FOP	32	30	
FST	96	55	
TOTALS	2,316		
TOT ADJ AREA	2,208		
SUBAREA MARKET VALUE	190,480		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2009									Heated Area: 1972 HX Base Yr 2009	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE			190,480		
TOTAL MARKET OB/XF VALUE			36,816		
TOTAL LAND VALUE - MARKET			72,410		
TOTAL MARKET VALUE			299,706		
SOH/AGL Deduction			185,959		
ASSESSED VALUE			113,747		
TOTAL EXEMPTION VALUE			HX HB 51,411		
BASE TAXABLE VALUE			62,336		
TOTAL JUST VALUE			299,706		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			285,926		
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						

EXTRA FEATURES														3356 SW COUNTY ROAD 18 , FORT WHITE		BLD DATE	LGL DATE	LAND DATE	05/06/2026	MLU
L N	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				
TOTAL OB/XF 36,816																				

BUILDING NOTES													
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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							