

COMM SW COR OF NW1/4, RUN N 520.  
CR-18, RUN NE ALONG R/W 1288.51  
NE 450 FT, SE 484 FT, SW 450 FT,

CADRAIN DONALD F  
3140 SW COUNTY ROAD 18  
FORT WHITE, FL 32038

**2026**

31-6S-17-09818-010  
PAGE 1 of 1

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 19,358 <b>TOTAL LAND VALUE - MARKET</b> 65,000 <b>TOTAL MARKET VALUE</b> 84,358 <b>SOH/AGL Deduction</b> 10,905 <b>ASSESSED VALUE</b> 73,453 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 73,453 <b>TOTAL JUST VALUE</b> 84,358 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 69,358												
																	PRCL:0:1: 8-20 TRIM RET COA DB SALE:1:1: ORB 651-421 QUIT CLAIM FROM BALLOU TO SA												
DOR CODE		0700		MISC IMPROVED												PERMIT NUM		DESCRIPTION		AMT	ISSUED								
MAP NUM				MKT AREA												39465		STORAGE		0	03/16/2020								
NEIGHBORHOOD/LOC		31617.010		1.00/												<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1515/1881 5/21/2024 LE U V 14 100 GRANTOR: CADRAIN DONALD F (ENH) GRANTEE: CADRAIN SYDNEY (RMD) 1397/1058 10/25/2019 WD Q I 01 45,000 GRANTOR: WILLIAM C & WENDY T M GRANTEE: DONALD F CADRAIN													
TOTALS																BLD DATE		LGL DATE		05/06/2026		MLU							
EXTRA FEATURES						3140 SW COUNTY ROAD 18 , FORT WHITE										XF DATE		LAND DATE											
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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500													
2	0031	BARN,MT AE	0	0	21	44	1.00	UT	10,164.00	10,164.00	100	2021	2020		100	10,164													
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0251	LEAN TO W/	0	0	11	44	1.00	UT	1,694.00	1,694.00	100	2021	2020		100	1,694													
																	<b>TOTAL OB/XF</b> 19,358												
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	0700	C	MISC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000												
<b>REVIEW DATE</b> 04/30/2020 <b>BY</b> BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 <b>PRINTED 06/23/2026 BY SYS</b>																													