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

2027

31-6S-17-09818-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

3140 SW COUNTY ROAD 18 , FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,358
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	84,358
SOH/AGL Deduction	3,560
ASSESSED VALUE	80,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,798
TOTAL JUST VALUE	84,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,358

PRCL:0:1: 8-20 TRIM RET COA DB

SALE:1:1: ORB 651-421 QUIT CLAIM FROM BALLOU TO SA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39465	STORAGE	0	03/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	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						

BUILDING NOTES

BUILDING DIMENSIONS

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	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	

LAND DESCRIPTION

TOTAL OB/XF 19,358

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	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							

REVIEW DATE 04/30/2020 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS