

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																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 10,905 ASSESSED VALUE 73,453 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 73,453 TOTAL JUST VALUE 84,358 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 69,358																							
																				PRCL:0:1: 8-20 TRIM RET COA DB SALE:1:1: ORB 651-421 QUIT CLAIM FROM BALLOU TO SA																							
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>39465</td> <td>STORAGE</td> <td>0</td> <td>03/16/2020</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	39465	STORAGE	0	03/16/2020						
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TOTALS																				3140 SW COUNTY ROAD 18 , FORT WHITE																							
EXTRA FEATURES																																											
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																													
LAND DESCRIPTION																																											
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																										
REVIEW DATE 04/30/2020 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS																																											