

COMM NE COR OF NW1/4, RUN S 102.
CR-18, S 50 DEG W ALONG R/W 667.
CONT ALONG R/W 450 FT, S 39 DEG

SALERNO ANNE L
211 SW BALBOA PL
LAKE CITY, FL 32025

2026

31-6S-17-09818-011


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 29,180 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 94,180 SOH/AGL Deduction 9,350 ASSESSED VALUE 84,830 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 84,830 TOTAL JUST VALUE 94,180 NCON VALUE 22,680 INCOME VALUE PREVIOUS YEAR MKT VALUE 56,500																									
																				SALE: 4:1: OWNS ADJACENT PROP SALE: 2:1: 5.22 ACRES SALE: 1:1: ASSUMED AGREEMENT FOR DEED/ FAMILY																									
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TOTALS																				2982 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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000																													
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,500																													
3	0030	BARN, MT	0	0	30	42	1,260.00	UT	18.00	18.00	100	2026	2025		100	22,680																													
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000																												
REVIEW DATE 04/07/2025 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS																																													