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

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9901 | AC/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2982 SW COUNTY ROAD 18 , FORT WHITE

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

## 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 | 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

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050745 | Storage Building | 50,000 | 09/09/2025 |
| 000050560 | Right-of-Way Acce | | 08/15/2024 |
| 19513 | SFR | 292 | 05/06/2002 |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1500/2019 | 10/13/2023 | WD | Q | V | 01 | 111,000 |
| GRANTOR: HATCH THOMAS H | | | | | | |
| GRANTEE: SALERNO ANNE L | | | | | | |
| 1459/996 | 2/01/2022 | QC | U | V | 11 | 100 |
| GRANTOR: HART JAN E | | | | | | |
| GRANTEE: HATCH THOMAS H | | | | | | |

## 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 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,180

| 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 | 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 06/23/2026 BY SYS