

COMM NE COR OF NW1/4, RUN S 102.  
S R/W CR-18 FOR POB, RUN S 50 DE  
S 39 DEG E 484 FT, N 50 DEG E 27

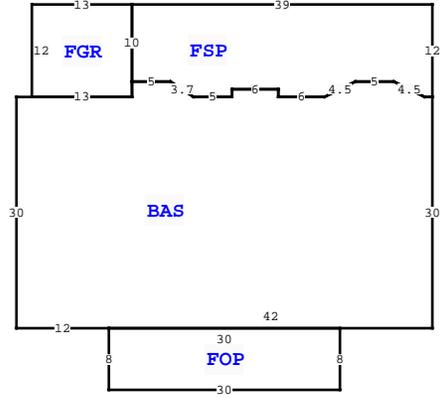
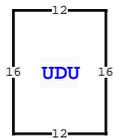
FERRIS HEATHER  
2812 SW COUNTY ROAD 18  
FORT WHITE, FL 32038

2026

31-6S-17-09818-017

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,657	100	
FGR	156	55	
FOP	240	30	
FSP	431	40	
UDU	192	55	
TOTALS	2,676		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 1657						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,594
TOTAL MARKET OB/XF VALUE			11,236
TOTAL LAND VALUE - MARKET			67,860
TOTAL MARKET VALUE			283,690
SOH/AGL Deduction			9,434
ASSESSED VALUE			274,256
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			222,845
TOTAL JUST VALUE			283,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19513	SFR	292	05/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1288	7/26/2024	WD	U	I	37	185,000
GRANTOR: SWANSON DOUGLAS						
GRANTEE: FERRIS HEATHER						
1516/2264	6/12/2024	WD	U	I	11	100
GRANTOR: HARRIS JULIA A						
GRANTEE: SWANSON DOUGLAS						

EXTRA FEATURES															TOTAL OB/XF		
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200		
2	0166	CONC,PAVMT	0	100	9	90.00	UT	2.00	2.00	100	2002	2002	3	100	180		
3	0031	BARN,MT AE	0	100	28	896.00	UT	11.00	11.00	100	2013	2013	3	100	9,856		
TOTALS															11,236		

LAND DESCRIPTION															TOTAL OB/XF									
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	0100	C	SFR	100		A-1	0.00	0.00	5.22	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,860							

BUILDING NOTES														
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS= W2 S30 E12 FOP= S8 E30 N8 W30\$ E42 N30 FSP= N12 W39 S10 E5 D2 R3 E5 N1 E6 S1 E6 R4 U2 E5 D2 R4 E1 \$ W1 L4 U2 W5 D2 L4 W6 N1 W6 S1 W5 L3 U2 W5 FGR= N10 W13 S12 E13 N2\$ S2 W13\$ PTR= N30 UDU= N16 W12 S16 E12\$ S30\$.</p>														