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

2027

31-6S-17-09818-017

BUILDING CHARACTERISTICS

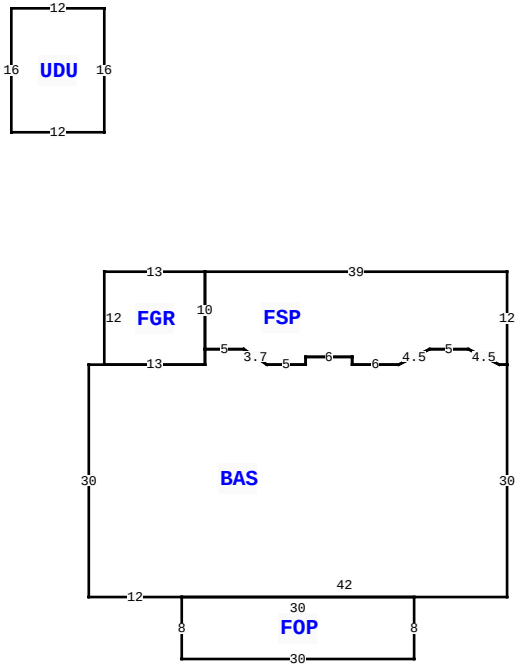
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100		1,657	156,284
FGR	156	55		86	8,111
FOP	240	30		72	6,791
FSP	431	40		172	16,222
UDU	192	55		106	9,998
TOTALS	2,676			2,093	197,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	111.3560	122.49	256,372	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2025 Heated Area: 1657 HX Base Yr 2025



2812 SW COUNTY ROAD 18 , FORT WHITE

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	9	10	90.00	UT	2.00	2.00	100	2002	2002	3	100	180	
3	0031	BARN,MT AE	0	100	28	32	896.00	UT	11.00	11.00	100	2013	2013	3	100	9,856	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,406
TOTAL MARKET OB/XF VALUE		11,236
TOTAL LAND VALUE - MARKET		67,860
TOTAL MARKET VALUE		276,502
SOH/AGL Deduction		0
ASSESSED VALUE		276,502
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,091
TOTAL JUST VALUE		276,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,096

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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

LAND DESCRIPTION

TOTAL OB/XF 11,236

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	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							

REVIEW DATE 01/13/2025 BY TP Total Acres: 5.22 Total Land Value: 67,860 Market: 0 Agricultural: 0 Common: 67,860 PRINTED 11/17/2026 BY SYS