COMM SE COR OF SW 1/4 OF NW 1/4, POB, W 1113.08 FT, N 210 FT, E 6 FT, E 210 FT, S 210 FT, E 210 FT

MERRICKS THADDIS JR/MERRICKS MONICA CANNON
208 SW PLYMOUTH AVE
FORT WHITE, FL 32038

**2027**

**33-6S-16-04031-000**

## BUILDING CHARACTERISTICS

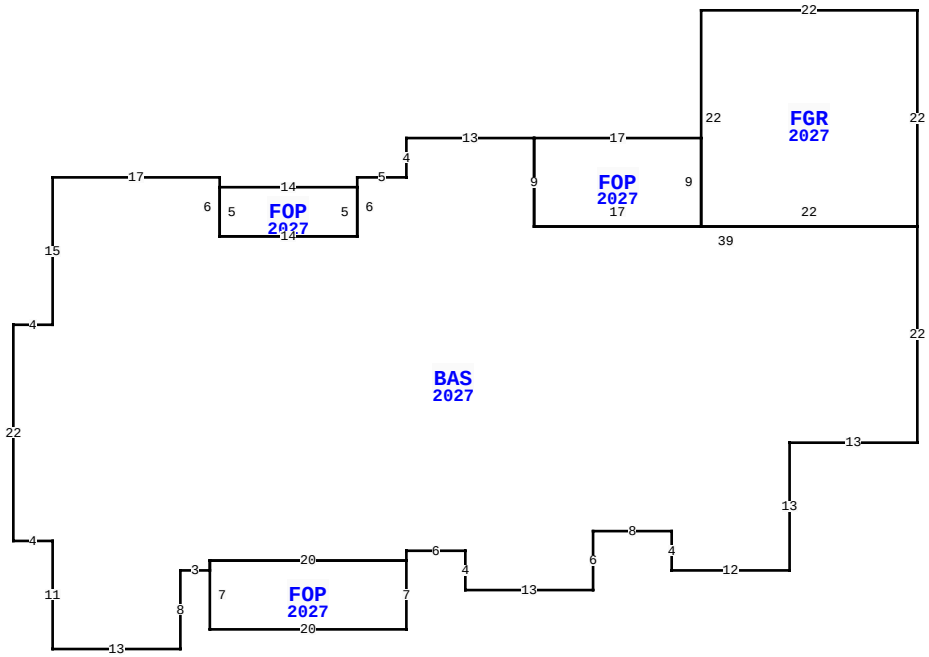
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 16.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,278 | 100 | 2027 | 3,278 | 395,228 |
| FGR | 484 | 55 | 2027 | 266 | 32,072 |
| FOP | 70 | 30 | 2027 | 21 | 2,532 |
| FOP | 140 | 30 | 2027 | 42 | 5,064 |
| FOP | 153 | 30 | 2027 | 46 | 5,546 |
| TOTALS | 4,125 | | | 3,653 | 440,442 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,653 | 109.6100 | 120.57 | 440,442 | 2026 | 2026 | 0 | 0 | 0 | -1.00 | 100.00 |

1 SINGLE FAM 0% - 2027 Heated Area: 3278 HX Base Yr




495 SW JORDAN ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,300.00 | UT | 3.50 | 3.50 | 100 | 2027 | 2026 | | 100 | 8,050 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 440,442 |
| TOTAL MARKET OB/XF VALUE | 8,050 |
| TOTAL LAND VALUE - MARKET | 23,400 |
| TOTAL MARKET VALUE | 471,892 |
| SOH/AGL Deduction | 1,338 |
| ASSESSED VALUE | 470,554 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 470,554 |
| TOTAL JUST VALUE | 471,892 |
| NCON VALUE | 448,492 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 23,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048150 | New Residential C | 280,000 | 09/15/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1529/331 | 12/10/2024 | WD | U | V | 11 | 100 |
| GRANTOR: MERRICKS MONICA CANNO | | | | | | |
| GRANTEE: MERRICKS THADDIS JR | | | | | | |
| 1463/1110 | 3/31/2022 | WD | U | V | 30 | 20,000 |
| GRANTOR: WILLIAMS EDDIE L | | | | | | |
| GRANTEE: CANNON MONICA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=9,-11] W39 N9 W13 S4 W5 S6 W14 N6 W17 S15 W4 S22 E4 S11 E13 N8 E3 N1 E20 N1 E6 S4 E13 N6 E8 S4 E12 N13 E13 N22 $
FGR=[YR=2027;ORIG=-13,-33] E22 S22 W22 N22 $
FOP=[YR=2027;ORIG=-30,-20] E17 S9 W17 N9 $
FOP=[YR=2027;ORIG=-63,23] E20 S7 W20 N7 $
FOP=[YR=2027;ORIG=-62,-15] E14 S5 W14 N5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,050

| 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 | 0 | | | 0.00 | 0.00 | 6.50 | AC | | 1.00 | 1.00 | 0.30 | 12,000.00 | 3,600.00 | 23,400 | | | | | | | |

REVIEW DATE 08/09/2026 BY HC Total Acres: 6.50 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS