FORT WHITE: COMM SE COR OF NE1/ 20 FT ALONG C/L OF SR-18, N 50 F SR-18 & STILLMAN ST FOR POB, RUN

DICKS REALTY LLC
P O BOX 1
LAKE CITY, FL 32056

2027

33-6S-16-14446-001

BUILDING CHARACTERISTICS

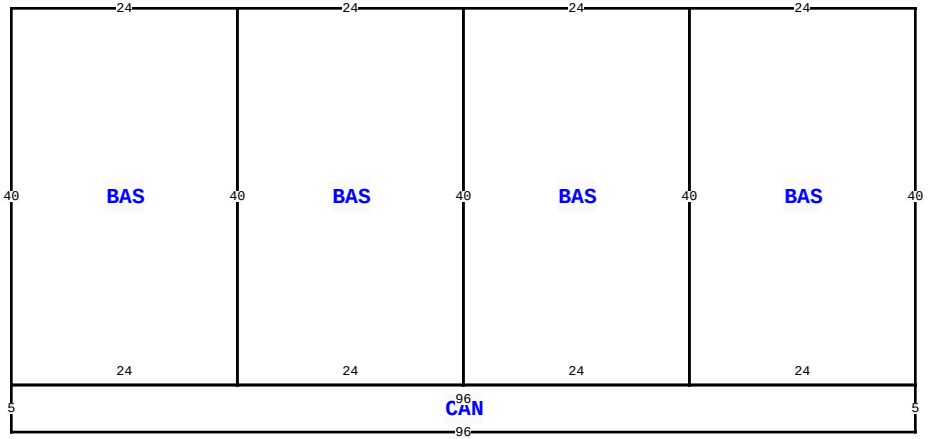
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1600	COMMUNITY SHOPPING
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	960	100		960	49,751
BAS	960	100		960	49,751
BAS	960	100		960	49,751
BAS	960	100		960	49,751
CAN	480	30		144	7,462
TOTALS	4,320			3,984	206,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	3,984	92.7000	60.26	240,076	2010	2010	0	0	0	14.00	86.00

1 SHOP NBHD 0% - 0 Heated Area: 3840 HX Base Yr



6459 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	3,070.00	UT	2.00	2.00	100	2010	2010	3	100	6,140	
2	0164	CONC BIN	0	0	10	10	100.00	UT	6.00	6.00	100	2010	2010	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	448.00	UT	5.00	5.00	50	2010	2010	3	50	1,120	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,465
TOTAL MARKET OB/XF VALUE	7,860
TOTAL LAND VALUE - MARKET	133,878
TOTAL MARKET VALUE	348,203
SOH/AGL Deduction	0
ASSESSED VALUE	348,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,203
TOTAL JUST VALUE	348,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1141	8/09/2018	WD	U	I	37	175,000
GRANTOR: HUGO JOAQUIN ESCALANT						
GRANTEE: DICKS REALTY LLC						
1181/0463	9/02/2009	QC	U	I	11	100
GRANTOR: HUGH ESCALANTE						
GRANTEE: HUGO ESCALANTE & HU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= W24 BAS= W24 BAS= W24 S40 CAN= S5 E96 N5 W96$ E24 N40 $ S40 E24 N40$ S40 E24 N40$ S40 E24 N40$.

LAND DESCRIPTION

TOTAL OB/XF 7,860

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	1610	C	SH CTR NHD	0			0.00	0.00	42,501.00	SF		1.00	1.00	0.90	3.50	3.15	133,878							

REVIEW DATE 06/17/2015 BY DF Total Acres: 0.98 Total Land Value: 133,878 Market: 0 Agricultural: 0 Common: 133,878 PRINTED 11/17/2026 BY SYS