COMM NE COR, RUN W 1667.05 FT, S
R/W CR-18, W ALONG R/W 325 FT FO
ALONG ARC OF CURVE 95.76 FT, N 7

PEARL RETA FAY
5935 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

34-6S-16-04056-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

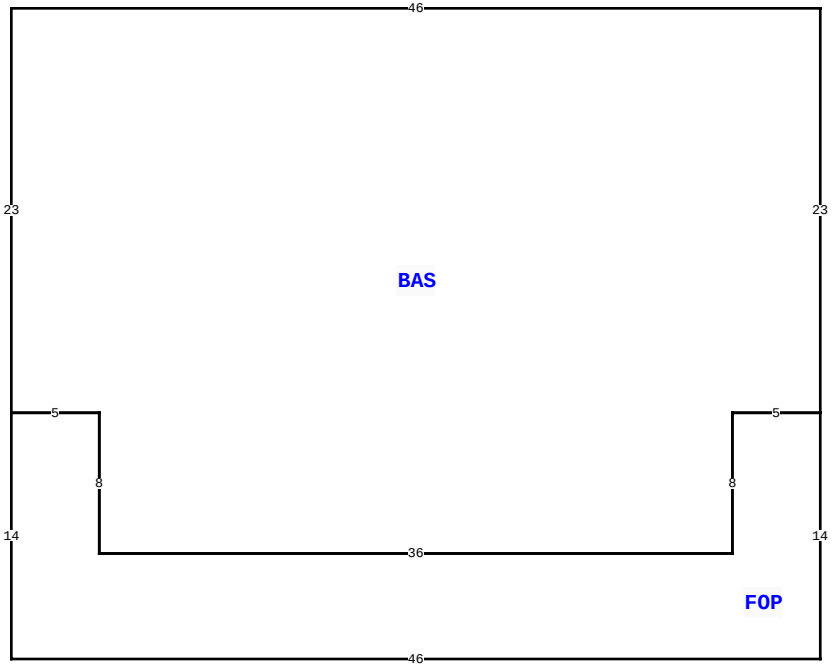
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100		1,346	139,487
FOP	356	30		107	11,088
TOTALS	1,702			1,453	150,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,453	120.7800	132.86	193,046	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1346 HX Base Yr 2004



5935 SW COUNTY ROAD 18 , 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	100	8	10	80.00	UT	2.00	2.00	100	2003	2003	3	100	160	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0060	CARPORT F	0	100	12	48	576.00	UT	3.50	3.50	100	2015	2015	3	100	2,016	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
6	0252	LEAN-TO W/	0	100	6	48	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,576
TOTAL MARKET OB/XF VALUE		5,276
TOTAL LAND VALUE - MARKET		79,800
TOTAL MARKET VALUE		235,652
SOH/AGL Deduction		91,090
ASSESSED VALUE		144,562
TOTAL EXEMPTION VALUE	HX HB 98 WX	144,562
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		235,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055236	Roof Replacement	4,750	03/16/2026
20206	SFR	241	12/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1434	6/05/2023	LE	U	I	14	100
GRANTOR: PEARL RETA FAY (ENH L						
GRANTEE: PEARL STEPHEN LEE (						
0956/0909	5/14/2002	WD	Q	V	03	100
GRANTOR: P BRADLEY						
GRANTEE: CHARLES JR & RETA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S23 FOP= S14 E46 N14 W5 S8 W36 N8 W5$ E5 S8 E36 N8 E5 N23$.

LAND DESCRIPTION

TOTAL OB/XF 5,276

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	7.98	AC		1.00	1.00	1.00	10,000.00	10,000.00	79,800							

REVIEW DATE 05/20/2026 BY NH Total Acres: 7.98 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 11/16/2026 BY SYS