

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

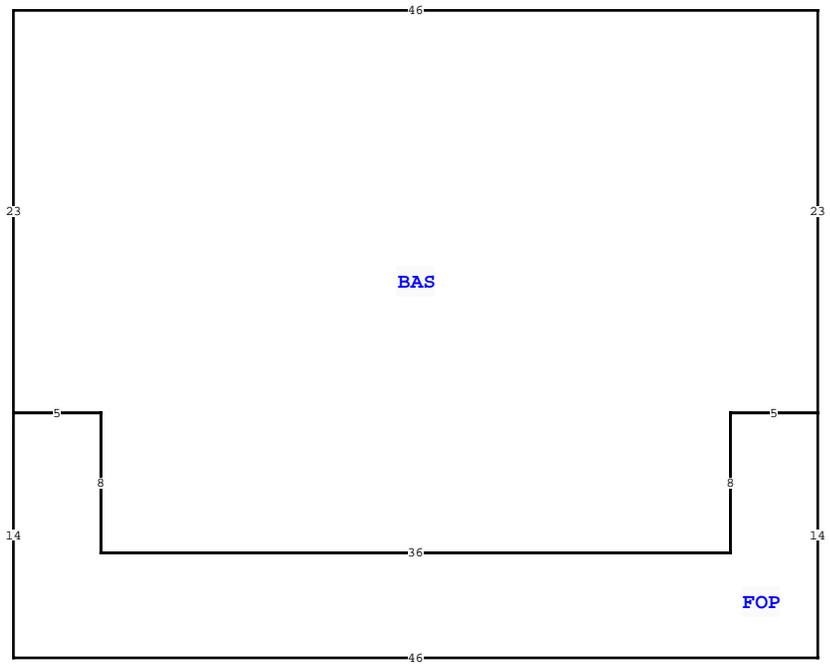
PEARL RETA FAY
5935 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

34-6S-16-04056-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural	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
BAS	1,346	100	
FOP	356	30	
TOTALS	1,702		
			1,453
			156,050

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%	- 2004									
				Heated Area: 1346				HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			156,050
TOTAL MARKET OB/XF VALUE			3,276
TOTAL LAND VALUE - MARKET			79,800
TOTAL MARKET VALUE			239,126
SOH/AGL Deduction			100,775
ASSESSED VALUE			138,351
TOTAL EXEMPTION VALUE	HX HB 98 WX		138,351
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			239,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,314

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

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	8	10	UT	2.00	2.00	100	2003	2003	3	100	160	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0060	CARPORT F	0	100	12	48	UT	3.50	3.50	100	2015	2015	3	100	2,016	

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