

COMM NE COR, RUN W 1667.05 FT, S  
 R/W CR-18, W ALONG R/W 739.54 FT  
 W 114.34 FT, W ALONG ARC OF CURV

PEARL STEPHEN LEE  
 5935 SW COUNTY ROAD 18  
 FORT WHITE, FL 32038

2026

34-6S-16-04056-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 32,320 TOTAL MARKET VALUE 32,320 SOH/AGL Deduction 0 ASSESSED VALUE 32,320 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,320 TOTAL JUST VALUE 32,320 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28,280											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1437/1603 3/28/2025 WD U V 11 100 GRANTOR: PEARL RETA FAY GRANTEE: PEARL STEPHEN LEE											
TOTALS										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026 MLU											
EXTRA FEATURES										L	OB/XF	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				
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,320														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 2.02 Total Land Value: 32,320 Market: 0 Agricultural: 0 Common: 32,320 PRINTED 06/29/2026 BY SYS																															