COMM NW COR OF SW1/4, RUN S 51.4
CONT S 415.59 FT, E 525 FT, N 41
FT TO POB, EX 1 AC DESC ORB 606-

FORT WHITE COMMUNITY THRIFT
P O BOX 996
FORT WHITE, FL 32038

2027

34-6S-16-04059-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

6344 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,000
TOTAL MARKET VALUE	58,000
SOH/AGL Deduction	0
ASSESSED VALUE	58,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,000
TOTAL JUST VALUE	58,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,000

LAND:1:1: ADJ;3 SIZE

SALE:1:1: 4 ACRES VACANT LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051097	New Commercial Co	450,000	08/14/2026
000050884	Right-of-Way Acce		09/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/1202	6/18/2014	WD	U	V	17	115,000
GRANTOR: TIGER INVESTMENT GROU						
GRANTEE: FORT WHITE COMMUNIT						
1224/2767	11/10/2011	WD	U	I	12	100
GRANTOR: FLORIDA CAPITAL BANK						
GRANTEE: TIGER INVESTMENT GR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	58,000							

REVIEW DATE 05/20/2026 BY NH Total Acres: 4.00 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 11/17/2026 BY SYS