

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

2026

34-6S-16-04059-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										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									
DOR CODE 1000 VACANT COMMERCIAL										PERMIT NUM 000051097										DESCRIPTION New Commercial Co									
MAP NUM										AMT 450,000										ISSUED 10/15/2024									
NEIGHBORHOOD/LOC 16.00 1.00/										000050884										Right-of-Way Acce 09/23/2024									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
TOTALS										6344 SW COUNTY ROAD 18 , FORT WHITE																			
EXTRA FEATURES										ADJ UNIT PRICE										OB/XF MKT VALUE									
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													
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	DPHT 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 06/23/2015 BY DF										Total Acres: 4.00										Total Land Value: 58,000									
										Market: 0										Agricultural: 0									
																				Common: 58,000									
																				PRINTED 06/08/2026 BY SYS									