LOT 2 FORT WHITE HEIGHTS REPLAT.
727-693, 977-119, QC 1003-1392,

ESCALANTE HUGO J/ESCALANTE MARLEEN O
6210 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

34-6S-16-04059-402

BUILDING CHARACTERISTICS

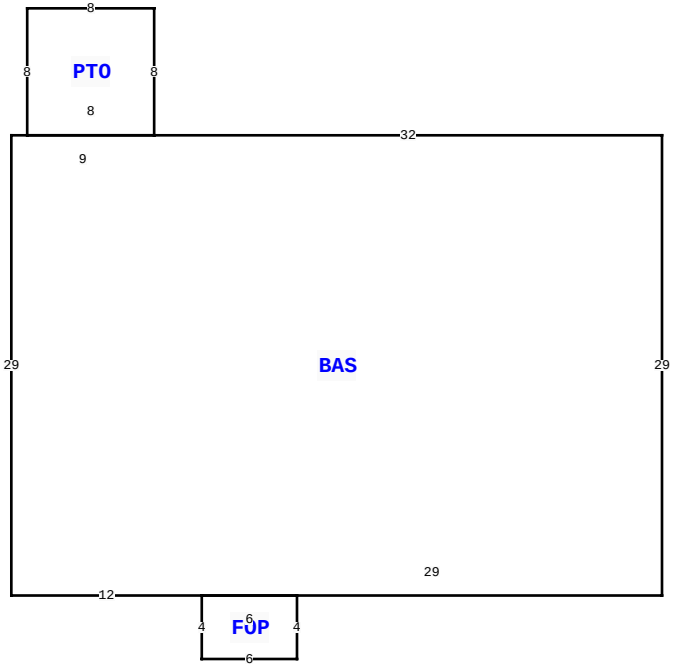
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	34616.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	123,514
FOP	24	30		7	727
PTO	64	5		3	312
TOTALS	1,277			1,199	124,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,199	121.0740	133.18	159,683	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2024 Heated Area: 1189 HX Base Yr 2024



6210 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0	0	1,704.00	UT	2.00	2.00	100	2003	2003	3	100	3,408	
2	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	75	2010	2010	3	75	1,800	
3	0200	GARAGE F	0	100	12	20	240.00	UT	18.00	18.00	100	2010	2010	3	100	4,320	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,553
TOTAL MARKET OB/XF VALUE		9,528
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		158,081
SOH/AGL Deduction		0
ASSESSED VALUE		158,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,670
TOTAL JUST VALUE		158,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,344

SALE:2:1: 5 LOTS - 5 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050678	Roof Replacement	10,100	08/27/2024
20664	SFR	192	05/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1487/1809	4/04/2023	QC	U	I	11	100
GRANTOR: EWPL INVESTMENTS LLC						
GRANTEE: ESCALANTE HUGO J						
1187/1572	1/19/2010	QC	U	I	16	100
GRANTOR: HUGO J & MARLEEN ESCA						
GRANTEE: EWPL INVESTMENTS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 PTO= N8 W8 S8 E8$ W9 S29 E12 FOP= S4 E6 N4 W6$ E29 N29$.

LAND DESCRIPTION

TOTAL OB/XF 9,528

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/27/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS