

LOT 2 FORT WHITE OAKS S/D.
726-79, 742-1324, 775-1146, 829-

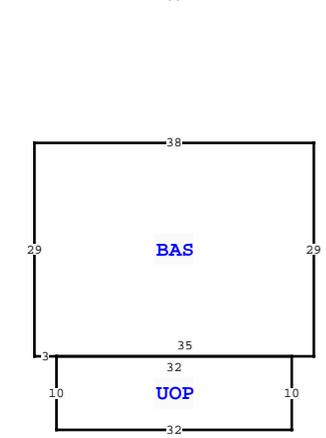
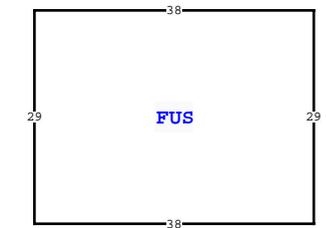
DAROZA KATHY
1746 SW COUNTY RD 138
FORT WHITE, FL 32038

2026

34-6S-16-04059-502
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,268	54.5738	62.21	141,092	1900	1900	0	0	15	35.00	50.00	



Quality	01	01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	34616.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100		1,102	34,278
FUS	1,102	100		1,102	34,278
UOP	320	20		64	1,991
TOTALS	2,524			2,268	70,546

6288 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0261	PRCH, UOP	0	0	14	28	392.00	UT	6.50	6.50	60	1993	1993	3	60	1,529	
2	0296	SHED METAL	0	0	30	36	1,080.00	UT	5.00	5.00	30	1993	1993	3	30	1,620	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.15	22,000.00	25,300.00	25,300							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			70,546
TOTAL MARKET OB/XF VALUE			3,549
TOTAL LAND VALUE - MARKET			25,300
TOTAL MARKET VALUE			99,395
SOH/AGL Deduction			7,478
ASSESSED VALUE			91,917
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			91,917
TOTAL JUST VALUE			99,395
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,109

SALE:2:1: \$15000 FOR 0.75 AC OF VAC LAND.
SALE:1:1: LOT 2 FORT WHITE OAKS
LAND:1:1: .85 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050447	Roof Replacement	17,550	07/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1123/1893	6/29/2007	QC	Q	I	01	100

GRANTOR: ANTHONY & EILEEN OWEZ
GRANTEE: KATHY DA ROZA
0923/1413 3/29/2001 QC Q I 01 11,000
GRANTOR: K DAROZA
GRANTEE: ANTHONY & EILEEN OW

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W38 S29 E3 UOP= S10 E32 N10 W32\$ E35 N29\$ PTR=N20 FUS= N29 W38 S29 E38\$ S20\$.