

LOT 3 FORT WHITE OAKS REPLAT.
757-467, 951-1805, WD 1029-1721,

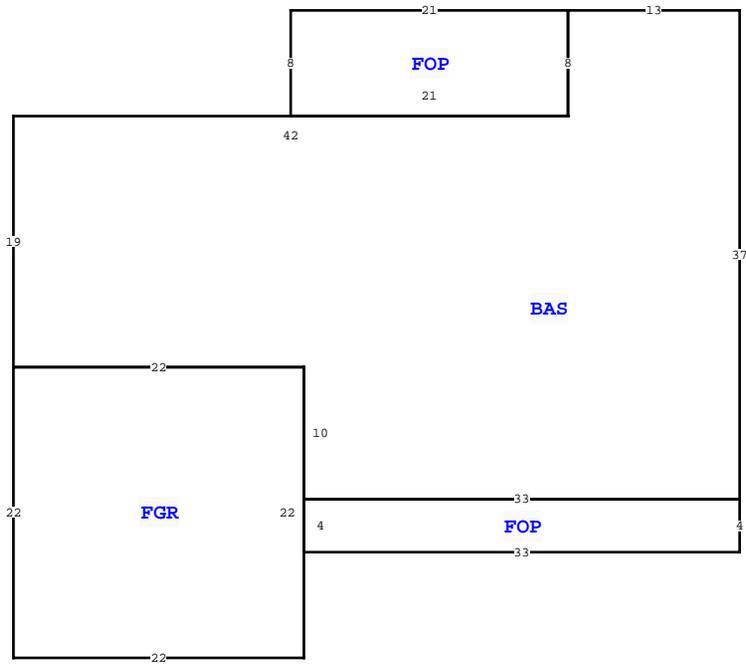
WHITE GENE ODELL/WHITE TIAN ELIZABETH
6318 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

34-6S-16-04059-503
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
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	34616.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,479	100	
FGR	484	55	
FOP	132	30	
FOP	168	30	
TOTALS	2,263		
		1,835	224,701

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
				Heated Area: 1479	HX Base Yr 2023						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		224,701	
TOTAL MARKET OB/XF VALUE		3,105	
TOTAL LAND VALUE - MARKET		28,600	
TOTAL MARKET VALUE		256,406	
SOH/AGL Deduction		19,191	
ASSESSED VALUE		237,215	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		185,804	
TOTAL JUST VALUE		256,406	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22587	SFR	437	12/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/998	10/15/2021	WD	Q	I	01	225,000
GRANTOR: PENTZ TUCKER						
GRANTEE: WHITE GENE ODELL						
1450/996	10/06/2021	QC	U	I	11	100
GRANTOR: PENTZ CATHERINE						
GRANTEE: PENTZ TUCKER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	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	0166	CONC,PAVMT	0	100	0	0		2.50	2.50	100	2005	2005	3	100	3,105	

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W13 FOP= W21 S8 E21 N8\$ S8 W42 S19 FGR= S22 E22 N22 W22\$ E22 S10 FOP= S4 E33 N4 W33\$ E33 N37\$.														

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.30	22,000.00	28,600.00	28,600							