

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

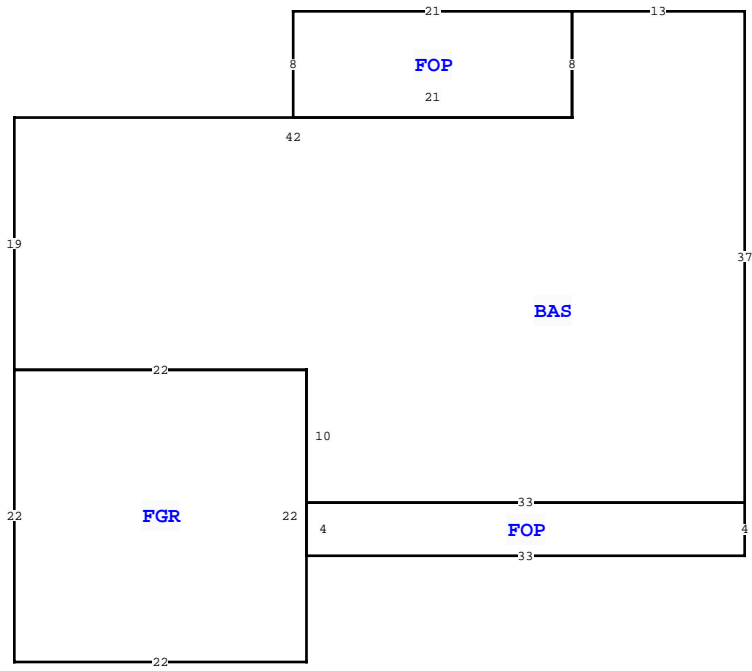
WHITE GENE ODELL/WHITE TIAN ELIZABETH  
6318 SW COUNTY ROAD 18  
FORT WHITE, FL 32038

**2026**

34-6S-16-04059-503  
VALUATION SUMMARY PAGE 1 of 1

| 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/VNLPK     | 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  |
| Architectural            | 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            |               |      |

| 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     |           | 220,760     |   |
| TOTAL MARKET OB/XF VALUE  |           | 3,105       |   |
| TOTAL LAND VALUE - MARKET |           | 28,600      |   |
| TOTAL MARKET VALUE        |           | 252,465     |   |
| SOH/AGL Deduction         |           | 15,250      |   |
| ASSESSED VALUE            |           | 237,215     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |   |
| BASE TAXABLE VALUE        |           | 185,804     |   |
| TOTAL JUST VALUE          |           | 252,465     |   |
| 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     |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |   |       |    |       |                |           |         |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     | UT | 2.50  | 2.50           | 100       | 2005    |

| TOTAL OB/XF |            |             |         |     |   |       |    |       |                |           |         | 3,105       |   |        |                 |       |
|-------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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     | UT | 2.50  | 2.50           | 100       | 2005    | 2005        | 3 | 100    | 3,105           |       |

| BUILDING NOTES                      |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 6318 SW COUNTY ROAD 18 , FORT WHITE |  |  |  |  |  |  |  |  |  |  |  |

| 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 |        |         |            |                |            |                             |      |         |      |     |    | 3,105  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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     |                             |      |         |      |     |    |        |