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

2027

34-6S-16-04059-503

BUILDING CHARACTERISTICS

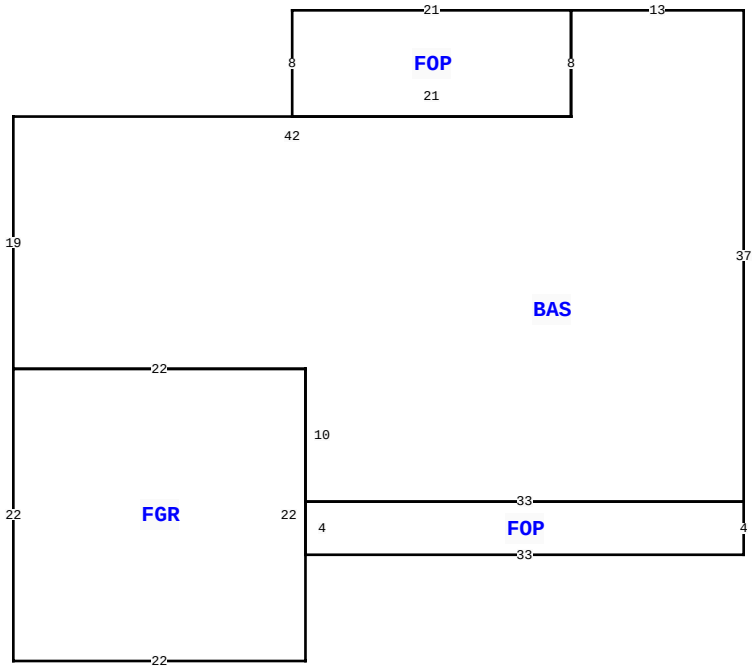
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100		1,479	174,754
FGR	484	55		266	31,429
FOP	132	30		40	4,726
FOP	168	30		50	5,908
TOTALS	2,263			1,835	216,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,835	115.5000	127.05	233,137	2005	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 1479 HX Base Yr 2023



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

6318 SW COUNTY ROAD 18 , FORT WHITE

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	1,242.00	UT	2.50	2.50	100	2005	2005	3	100	3,105	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,817
TOTAL MARKET OB/XF VALUE		3,105
TOTAL LAND VALUE - MARKET		28,600
TOTAL MARKET VALUE		248,522
SOH/AGL Deduction		4,191
ASSESSED VALUE		244,331
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,920
TOTAL JUST VALUE		248,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,465

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						

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 3,105

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	1.30	22,000.00	28,600.00	28,600							

REVIEW DATE 05/27/2026 BY NH Total Acres: 1.14 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 11/17/2026 BY SYS