ALL OF THE FOLLOWING LYING WITHI
CITY LIMITS: BEG AT NE COR OF FO
S/D, W 988.68 FT TO NW COR FORT

LISA'S LAND LLC
494 SW DORTCH STREET
FORT WHITE, FL 32038

2027

34-6S-16-04063-010

BUILDING CHARACTERISTICS

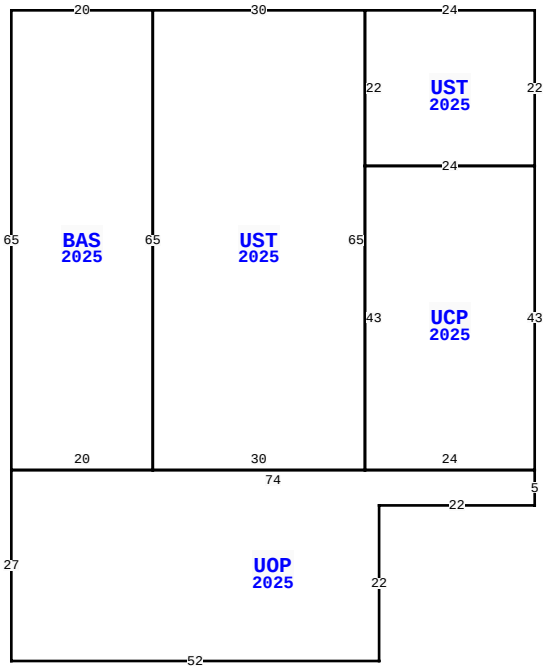
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 75
Interior Floo	13	LAM/VNLPLK 25
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2025	1,300	77,013
UCP	1,032	20	2025	206	12,204
UOP	1,514	20	2025	303	17,950
UST	528	45	2025	238	14,099
UST	1,950	45	2025	878	52,013
TOTALS	6,324			2,925	173,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	2,925	77.9000	60.76	177,723	2021	2023	0	0	0	2.50	97.50

1 SFR/BARNDO 0% - 2025 Heated Area: 1300 HX Base Yr



6064 SW COUNTY ROAD 18, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	173,280
TOTAL MARKET OB/XF VALUE	23,720
TOTAL LAND VALUE - MARKET	336,115
TOTAL MARKET VALUE	217,699
SOH/AGL Deduction	0
ASSESSED VALUE	217,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,699
TOTAL JUST VALUE	533,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0621	10/18/2017	WD	Q	V	01	65,000
GRANTOR: FORT WHITE DEVELOPERS						
GRANTEE: LISA'S LAND LLC						
1318/1281	7/12/2016	WD	Q	V	01	1,000
GRANTOR: JACK CLINTON BROWN JR						
GRANTEE: LISA LAND, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2025;ORIG=-10,-20] E30 S65 W30 N65 $
BAS=[YR=2025;ORIG=-10,-20] W20 S65 E20 N65 $
UCP=[YR=2025;ORIG=44,2] W24 S43 E24 N43 $
UST=[YR=2025;ORIG=20,-20] S22 E24 N22 W24 $
UOP=[YR=2025;ORIG=-30,45] S27 E52 N22 E22 N5 W74 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0040	BARN,POLE	0	0	60	64	3,840.00	UT	4.00	4.00	100	2022	2021		100	15,360	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
6	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
7	0070	CARPORT UF	0	0	30	18	540.00	UT	4.00	4.00	100	2025	2024		100	2,160	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 23,720

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	50.71	AC		1.00	1.00	1.00	6,500.00	6,500.00	329,615							
3	6200	A	PASTURE 3	0			0.00	0.00	50.71	AC		1.00	1.00	1.00	280.00	280.00	14,199							

REVIEW DATE 04/25/2023 BY KS Total Acres: 51.71 Total Land Value: 20,699 Market: 329,615 Agricultural: 14,199 Common: 6,500 PRINTED 11/17/2026 BY SYS