COMM AT THE INTER OF THE E LINE
STATE ROAD #18, RUN W 1701.65 FT
165.01 FT, W 132.24 FT, N 155.01

LEGGETT LENARD/LEGGETT DEBORAH
5766 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

34-6S-16-04063-012

BUILDING CHARACTERISTICS

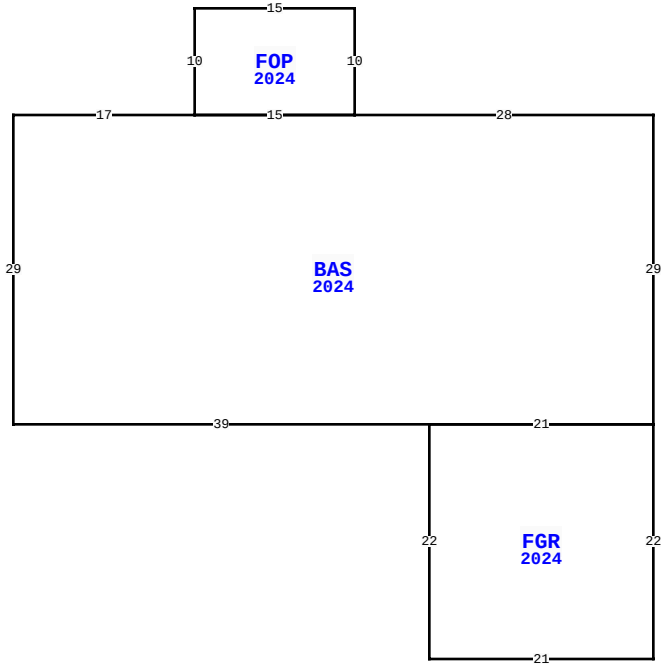
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	1,740	100	2024	1,740	216,168
FGR	462	55	2024	254	31,556
FOP	150	30	2024	45	5,591
TOTALS	2,352			2,039	253,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	115.2480	126.77	258,484	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1740 HX Base Yr 2024



5766 SW COUNTY ROAD 18 , FORT WHITE

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

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	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	253,314
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	263,514
SOH/AGL Deduction	0
ASSESSED VALUE	263,514
TOTAL EXEMPTION VALUE	HX HB VX VX 13 263,514
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	263,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044743	New Residential C	0	06/22/2022
40586			09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1854	10/16/2026	WD	Q	I	01	330,000
GRANTOR: JACKSON COLLIN GARY						
GRANTEE: LEGGETT LENARD						
1492/1908	6/07/2023	WD	Q	I	01	308,000
GRANTOR: LISA'S LAND LLC						
GRANTEE: JACKSON COLLIN GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=61,16] S29 E39 E21 N29 W28 W15 W17 $
FOP=[YR=2024;ORIG=78,6] S10 E15 N10 W15 $
FGR=[YR=2024;ORIG=100,45] S22 E21 N22 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		RSF/MH			0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 08/02/2023 BY ME Total Acres: 0.50 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS