W1/2 OF NW1/4 OF SE1/4 & W 1/2 O
SE1/4. ALSO ANY PORTION OF W1/2
NE1/4 AS LIES S OF CR-18. ALSO D

CELTIC ENTERPRIZE INC
P O BOX 1027
HIGH SPRINGS, FL 32655

2026

35-6S-16-04070-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4830 SW COUNTY ROAD 18, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/12/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	26,640
SOH/AGL Deduction	3,900
ASSESSED VALUE	22,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,740
TOTAL JUST VALUE	244,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047003	Electrical Servic	0	04/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1389	1/20/2022	WD	Q	V	01	360,000
GRANTOR: LISA'S LAND LLC						
GRANTEE: CELTIC ENTERPRIZE I						
1332/1956	3/10/2017	WD	Q	V	01	100,000
GRANTOR: ROBERT J MCGONIGAL TR						
GRANTEE: LISA'S LAND LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0000	C	VAC RES	0					2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	280.00	280.00	10,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	228,000							

REVIEW DATE 08/16/2023 BY TW Total Acres: 40.00 Total Land Value: 22,640 Market: 228,000 Agricultural: 10,640 Common: 12,000 PRINTED 05/11/2026 BY SYS