

(AKA LOT 3 BLUE SKY ESTATES UNR  
COMM NE COR OF S1/2 OF NW1/4, RU  
POB, RUN S 1181.63 FT TO A PT ON

THOMAS STACEY M  
4221 SW COUNTY ROAD 18  
FORT WHITE, FL 32038

2026

36-6S-16-04075-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,337	100	
FGR	563	55	
FOP	270	30	
FOP	279	30	
TOTALS	3,449		

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%	- 2022		383,641	2021	2021	0	0	4.00	96.00
Heated Area: 2337											
HX Base Yr 2022											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		368,295	
TOTAL MARKET OB/XF VALUE		75,870	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		463,155	
SOH/AGL Deduction		55,686	
ASSESSED VALUE		407,469	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		356,058	
TOTAL JUST VALUE		554,275	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		543,097	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054250	Electrical Servic		10/16/2025
000047728	Swimming Pool and	71,000	07/24/2023
41025	SFR		12/16/2020
40703	ELECTRICAL	0	10/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1121	12/30/2025	WD	U	I	11	100
GRANTOR: THOMAS CHRISTOPHER C						
GRANTEE: THOMAS STACEY M						
1414/1924	6/30/2020	WD	Q	V	03	92,500
GRANTOR: CHARLES C & GAYE L BO						
GRANTEE: CHRISTOPHER C & STA						

EXTRA FEATURES																
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	0200	GARAGE F	0	100	40	60	1.00	UT	0.00	100	2020	2020		100	27,000	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2022	2021		100	18,000	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	100	2025	2024		98	30,870	
TOTALS															75,870	

LAND DESCRIPTION															TOTAL OB/XF									
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		A-1	0.00	0.00	1.51	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,610							
2	6200	A	PASTURE 3	0					8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
3	9910	M	MKT.VAL.AG	0					8.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,500							