(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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

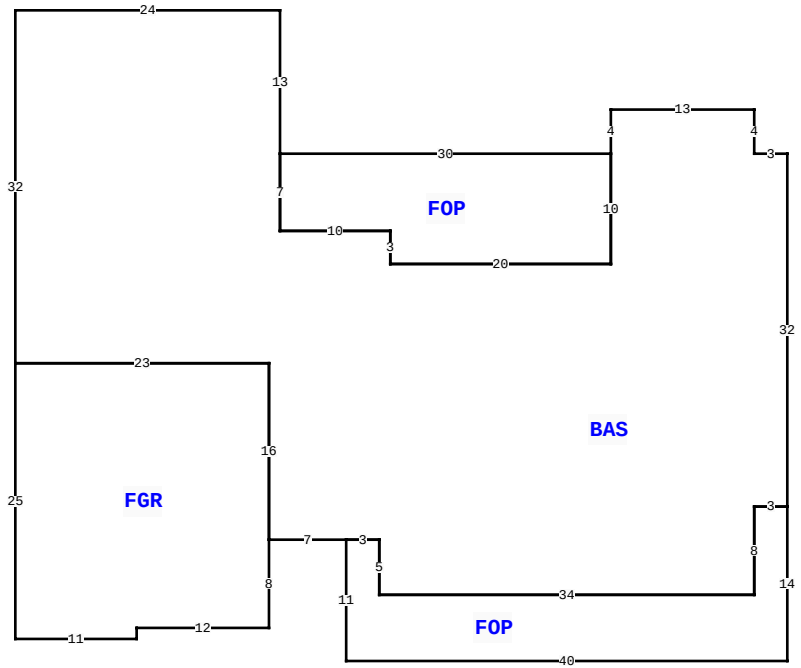
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100		2,337	311,557
FGR	563	55		310	41,328
FOP	270	30		81	10,798
FOP	279	30		84	11,198
TOTALS	3,449			2,812	374,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,812	121.8140	138.87	390,502	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2337 HX Base Yr 2022



4221 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	02/24/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		374,882
TOTAL MARKET OB/XF VALUE		75,870
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		469,742
SOH/AGL Deduction		62,273
ASSESSED VALUE		407,469
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,058
TOTAL JUST VALUE		560,862
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S32 E23 S16 E7 E3 S5 E34 N8 E3 N32 W3 N4 W13 S4 S10 W20 N3 W10 N7 N13 W24 $
FOP=[ORIG=84,23] S7 E10 S3 E20 N10 W30 $
FGR=[ORIG=60,42] S25 E11 N1 E12 N8 N16 W23 $
FOP=[ORIG=90,58] S11 E40 N14 W3 S8 W34 N5 W3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 75,870

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		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							

REVIEW DATE 04/15/2026 BY robin Total Acres: 10.01 Total Land Value: 18,990 Market: 93,500 Agricultural: 2,380 Common: 16,610 PRINTED 05/08/2026 BY SYS