

LOT 25 PARKER WOODS S/D.  
779-1073, 793-815, WD 1011-952,

EDWARDS DEANNA/EDWARDS DAVID  
3952 SW COUNTY ROAD 18  
FORT WHITE, FL 32038

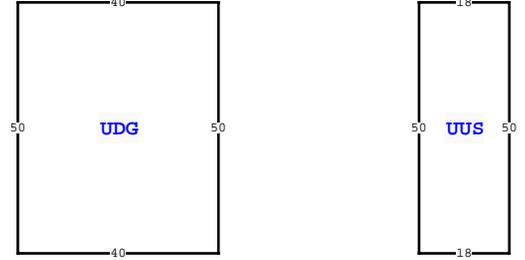
**2026**

36-6S-16-04076-125  
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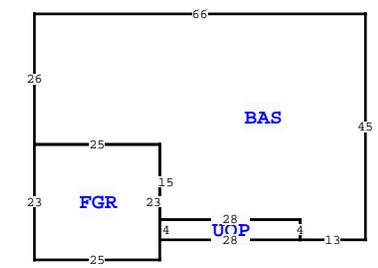
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,271	112.8600	128.66	549,507	2005	2005	0	0	20.00	80.00		

1 SINGLE FAM 100% - 2020 Heated Area: 2383 HX Base Yr 2020



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,383	100		2,383	245,278
FGR	575	55		316	32,526
UDG	2,000	55		1,100	113,221
UOP	112	20		22	2,265
UUS	900	50		450	46,318
<b>TOTALS</b>	<b>5,970</b>			<b>4,271</b>	<b>439,606</b>



3952 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0280	POOL R/CON	0	100	12	30	UT	70.00	70.00	100	2005	2005	3	47	11,844	
2	0282	POOL ENCL	0	100	24	28	UT	15.00	15.00	100	2005	2005	3	40	4,032	
3	0166	CONC,PAVMT	0	100	0	0	UT	2.50	2.50	100	2005	2005	3	100	14,613	
4	0040	BARN,POLE	0	100	50	48	UT	3.50	3.50	100	2015	2015	3	100	8,400	

TOTAL OB/XF 38,889

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			439,606
TOTAL MARKET OB/XF VALUE			38,889
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			543,495
SOH/AGL Deduction			212,906
ASSESSED VALUE			330,589
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			279,178
TOTAL JUST VALUE			543,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049896	Additions	10,400	05/21/2024
000047054	Roof Replacement	52,600	04/24/2023
22801	POOL	135	02/09/2005
22507	SFR	641	11/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/2152	8/06/2019	WD	U	I	30	100

GRANTOR: DEANNA EDWARDS  
GRANTEE: DEANNA & DAVID EDWA  
1383/1646 4/26/2019 WD Q I 01 380,000  
GRANTOR: RODNEY CLAYTON & CHEL  
GRANTEE: DEANNA EDWARDS

BUILDING NOTES	
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**BUILDING DIMENSIONS**  
BAS= W66 S26 FGR= S23 E25 N23 W25\$ E25 S15 UOP= S4 E28 N4 W28\$ E28 S4 E13 N45\$ PTR= N30 UDG= N50 W40 S50 E40\$ S30\$ PTR= N30 E40 UUS= E18 N50 W18 S50\$ S30 W40\$.