LOT 71 CARDINAL FARMS UNREC: COM
OF SEC & RUN W ALONG S LINE 1321
SW COR OF SE1/4 OF SE1/4 OF SEC,

HAYES STEPHEN PATRICK
5610 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

02-6S-16-03815-171

BUILDING CHARACTERISTICS

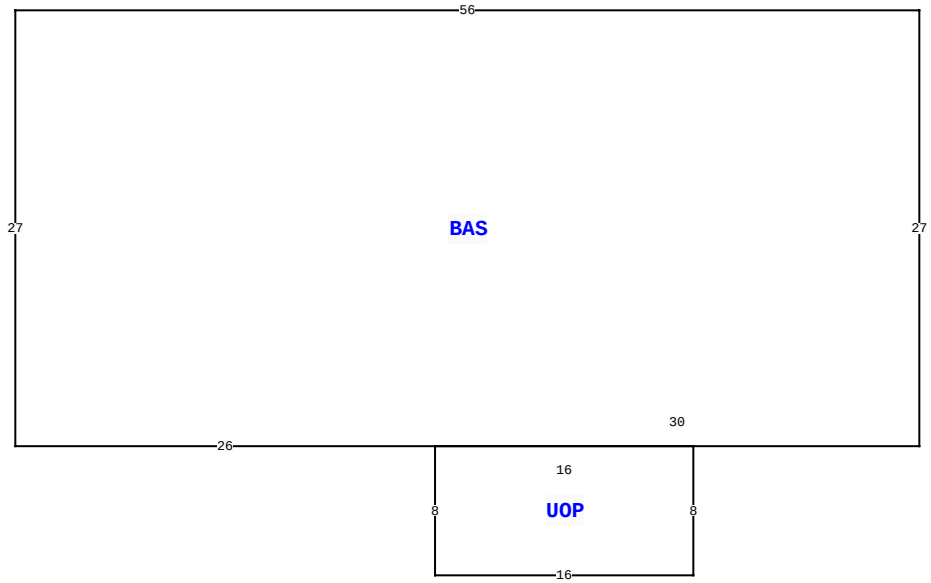
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	93,771
UOP	128	25		32	1,984
TOTALS	1,640			1,544	95,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,544	113.9000	112.76	174,101	2006	2006	0	0	0	45.00	55.00

1 MANUF 2 100% - 2023 Heated Area: 1512 HX Base Yr 2023



5610 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,756
TOTAL MARKET OB/XF VALUE		35,800
TOTAL LAND VALUE - MARKET		100,080
TOTAL MARKET VALUE		145,059
SOH/AGL Deduction		0
ASSESSED VALUE		145,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,337
TOTAL JUST VALUE		231,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25131	M H	606	10/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/1000	12/30/2022	WD	Q	I	01	285,000
GRANTOR: BECKLEY MILTON O						
GRANTEE: HAYES STEPHEN PATRI						
1034/0630	12/05/2004	WD	Q	V		50,000
GRANTOR: SUBRANDY						
GRANTEE: MILTON O & ANYA M B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E26 UOP= S8 E16 N8 W16$ E30 N27$.

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	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	12.00	12.00	100	2006	2006	3	100	28,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 35,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	100					10.12	AC		1.00	1.00	1.00	445.00	445.00	4,503							
3	9910	M	MKT.VAL.AG	100					10.12	AC		1.00	1.00	1.00	0.00	9,000.00	91,080							

REVIEW DATE 02/17/2023 BY ME Total Acres: 11.12 Total Land Value: 13,503 Market: 91,080 Agricultural: 4,503 Common: 9,000 PRINTED 11/18/2025 BY SYS