(AKA LOT 5 CARDINAL FARMS
PHASE 1 UNR DESC AS): COMM AT
SE COR SEC, RUN W 3266.86 FT,

TURNBULL TAMARA K
6316 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

11-6S-16-03815-105

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

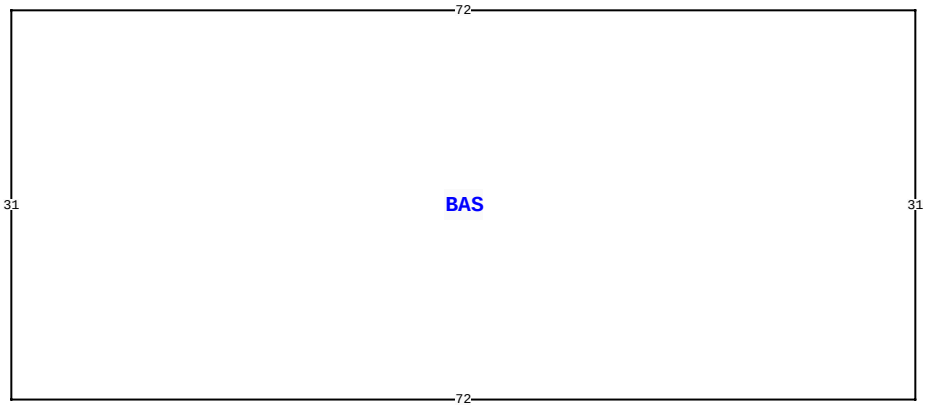
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	131,439
TOTALS	2,232			2,232	131,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,232	113.9000	107.07	238,980	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 2232 HX Base Yr 2008



6316 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,439
TOTAL MARKET OB/XF VALUE		11,150
TOTAL LAND VALUE - MARKET		94,525
TOTAL MARKET VALUE		154,687
SOH/AGL Deduction		65,125
ASSESSED VALUE		89,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,840
TOTAL JUST VALUE		237,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26240	M H	297	09/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/2272	1/20/2016	QC	U	I	11	100
GRANTOR: TAMARA WAGONER & JAME						
GRANTEE: TAMARA K TURNBULL						
1130/0692	8/30/2007	WD	Q	V		86,000
GRANTOR: DONOVAN, NADINE, CALV						
GRANTEE: TAMARA WAGONER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S31 E72 N31$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0296	SHED METAL	0	100	10	12	120.00	UT	10.00	10.00	100	2010	2010	3	100	1,200	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF 11,150

LAND DESCRIPTION

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	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.94	AC		1.00	1.00	1.00	280.00	280.00	2,503							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.94	AC		1.00	1.00	1.00	9,500.00	9,500.00	84,930							

REVIEW DATE 05/19/2015 BY DF Total Acres: 9.95 Total Land Value: 12,098 Market: 84,930 Agricultural: 2,503 Common: 9,595 PRINTED 11/17/2025 BY SYS