PART OF LOT 6 CARDINAL FARMS UNR
COMM AT THE SE COR OF SEC, RUN W
LINE OF SEC, 3266.86 FT, N 22 DE

RANDALL KENNETH
6470 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

11-6S-16-03815-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

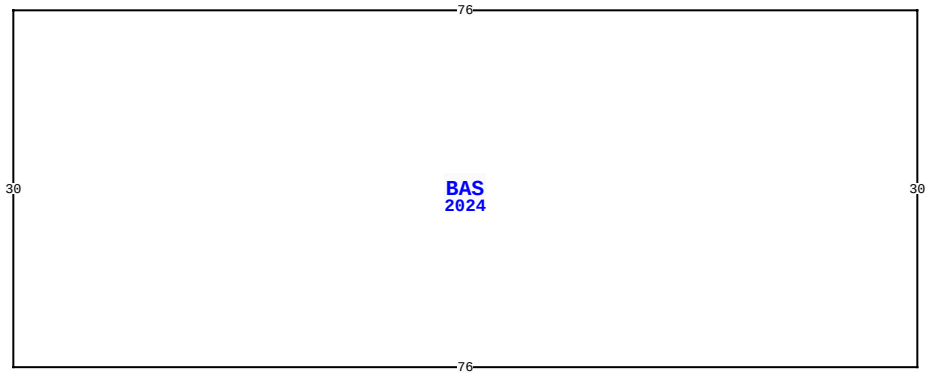
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,280	100	2024	2,280	219,335
TOTALS	2,280			2,280	219,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	119.0000	111.86	255,041	2013	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2025 Heated Area: 2280 HX Base Yr 2025



6470 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,335
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		277,635
SOH/AGL Deduction		0
ASSESSED VALUE		277,635
TOTAL EXEMPTION VALUE	HX HB 13	277,635
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		277,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048418	Roof Replacement	12,200	10/16/2023
000048332	Mobile Home		10/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/2697	2/23/2024	WD	Q	I	01	305,000
GRANTOR: PEELER LESLIE EARL						
GRANTEE: RANDALL KENNETH						
1493/1996	6/23/2023	WD	Q	V	04	153,000
GRANTOR: JONES MICHAEL						
GRANTEE: PEELER LESLIE EARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=13,16] E76 S30 W76 N30 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 04/10/2024 BY ME Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/17/2025 BY SYS