

SLOAN RUSSELL/SLOAN SUZANNE N
5749 SW CR 18
FORT WHITE, FL 32038

34-6S-16-04056-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD														
Exterior Wall	32	0210	01	2,388	106.0000	97.52	232,878	2014	2014	0	0	0	24.00	76.00	Tax Group: 3	Tax Dist:													
Roof Structure	03	1 MODULAR 1 100% - 2015												Heated Area: 2384															
Roof Cover	03													HX Base Yr 2015															
Interior Wall	05																												
Interior Floor	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms	3																												
Bathrooms	2																												
Frame	01																												
Stories	1.																												
Architectural Units	05																												
Quality	05	05																											
DOR CODE	0201	MODULAR HOME																											
MAP NUM		MKT AREA										02																	
NEIGHBORHOOD/LOC	16.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,384	100		2,384	176,691																								
FOP	14	30		4	296																								
TOTALS	2,398			2,388	176,987																								
EXTRA FEATURES					5749 SW COUNTY ROAD 18 , FORT WHITE																								
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200													
2	0040	BARN, POLE	0	100	30	40	1,200.00	UT	2.50	2.50	100	2014	2014	3	100	3,000													
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100													
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600													
LAND DESCRIPTION										TOTAL OB/XF										5,900									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0201	C	MOD HOME	100			0.00	0.00	23.31	AC		1.00	1.00	0.85	4,000.00	3,400.00	79,254												
REVIEW DATE	06/23/2015	BY	DF	Total Acres: 23.31		Total Land Value: 79,254		Market: 0		Agricultural: 0		Common: 79,254		PRINTED 11/06/2025 BY SYS															