

E1/2 OF NE1/4 OF NW1/4 OF SE1/4
EX THE S 190 FT.

YATES BRADFORD PERRY
4702 SW CR 18
FORT WHITE, FL 32038-3308

2026

35-6S-16-04070-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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		1.5 100
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	0202MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	34,804
UEP	48	70		34	880
UEP	972	70		680	17,609
UOP	96	25		24	622
TOTALS	2,460			2,082	53,916

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0200	GARAGE F	0 100	24	23	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	12	16	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0296	SHED METAL	0 100	12	24	1.00	UT	0.00	0.00
5	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.70
2	0200	C	MBL HM	0			0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,082	107.9000	64.74	134,789	1980	1980	0	0	0 60.00	40.00
2 MOBILE HME		100% - 2006		Heated Area: 1344				HX Base Yr 2006			
				BLD DATE				LGL DATE			
				05/13/2024				MLU			

TOTAL OB/XF 13,500													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0200	GARAGE F	0 100	24	23	1.00	UT	0.00	0.00	100	0	0	3
2	0296	SHED METAL	0 100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3
4	0296	SHED METAL	0 100	12	24	1.00	UT	0.00	0.00	100	2015	2015	3
5	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3
7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3

TOTAL OB/XF 13,500													
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
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.70	AC		1.00	1.00
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		73,657	
TOTAL MARKET OB/XF VALUE		13,500	
TOTAL LAND VALUE - MARKET		37,000	
TOTAL MARKET VALUE		124,157	
SOH/AGL Deduction		52,608	
ASSESSED VALUE		71,549	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		46,549	
TOTAL JUST VALUE		124,157	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11747	M H	125	10/11/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0973/1410	1/31/2003	QC	Q	I	03	13,700	
GRANTOR: CHRISTINE ELBERT							
GRANTEE: BRADFORD P YATES							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 UEP= N6 W8 S6 E8\$ W30 S24 E26 UOP= S8 E12 N8 W12\$ E30 N24\$ UEP= N30 W34 S24 E8 S6 E26\$.									

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