NW1/4 OF NE1/4 OF SW1/4.

456-704, WD 1164-2298, WD 1453-1

HENDERSON JOHN M/HENDERSON SHANNON D
5116 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

35-6S-16-04070-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5116 SW COUNTY ROAD 18 , 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	0
TOTAL MARKET OB/XF VALUE	35,515
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	130,515
SOH/AGL Deduction	0
ASSESSED VALUE	130,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,515
TOTAL JUST VALUE	130,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044709	Mobile Home		06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/1525	11/23/2021	WD	Q	I	01	122,500
GRANTOR: KEEN TAMMARA C						
GRANTEE: HENDERSON JOHN M						
1164/2298	12/31/2008	WD	Q	I	01	175,000
GRANTOR: RICK & NANCY HACHT						
GRANTEE: TAMMARA C KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0166	CONC,PAVMT	0	0	0	0	230.00	UT	2.50	2.50	100	2008	2008	3	100	575	
3	0020	BARN,FR	0	0	0	0	1,470.00	UT	12.00	12.00	100	2008	2008	3	100	17,640	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 35,515

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/18/2025 BY SYS