E1/2 OF SE1/4 OF NW1/4 EX RD R/W
1517-83.

LEGREE ERVIN/LEGREE FRANCES
4989 SW CR 18
FORT WHITE, FL 32038

2026

35-6S-16-04072-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

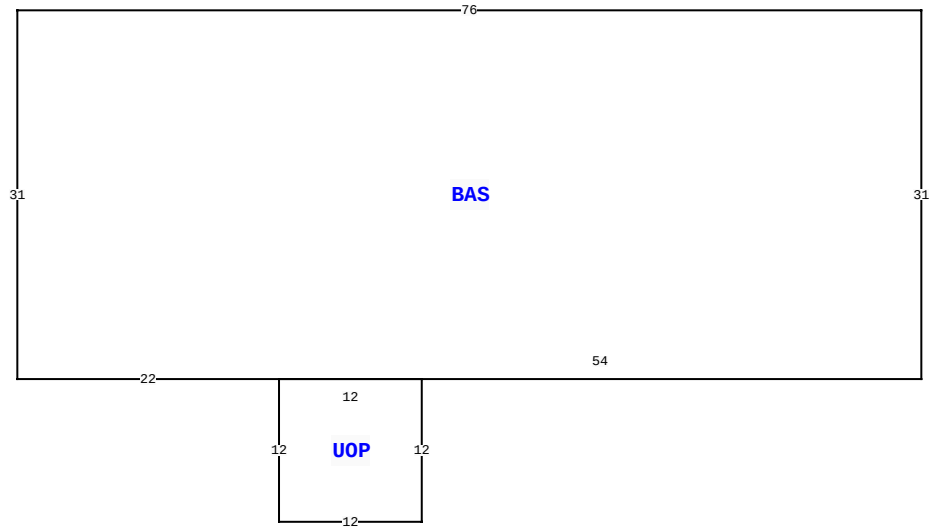
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	0200	MOBILE 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	2,356	100		2,356	33,333
UOP	144	25		36	509
TOTALS	2,500			2,392	33,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,392	117.9000	70.74	169,210	1999	1999	0	0	20	60.00	20.00

1 MOBILE HME 100% - 2000 Heated Area: 2356 HX Base Yr 2000



4987 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,842
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		133,842
SOH/AGL Deduction		40,098
ASSESSED VALUE		93,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,022
TOTAL JUST VALUE		133,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048287	Roof Replacement	14,000	09/28/2023
29216	M H	325	02/25/2011
16037	M H	125	09/13/1999
15128	M H	125	02/24/1999
11613	SFR	310	09/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0450/0328	7/11/1980	WD	Q	V	01	72
GRANTOR: EVELYN DAVIS (GUARDIA						
GRANTEE: RHODA MAE LEGREE						
0450/0325	7/11/1980	WD	Q	V	01	72
GRANTOR: RHODA MAE LEGREE						
GRANTEE: ERVIN LEGREE & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E22 UOP= S12 E12 N12 W12$ E54 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	15.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	90,000							

REVIEW DATE 11/20/2023 BY JS Total Acres: 15.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2025 BY SYS