LOT 10 PARKER WOODS S/D.
770-1657, 843-1693, 843-1694, WD

MCDANIEL SHAWN/MCDANIEL GWEN
4632 SW COUNTY ROAD 18
FT WHITE, FL 32038

2026

35-6S-16-04074-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

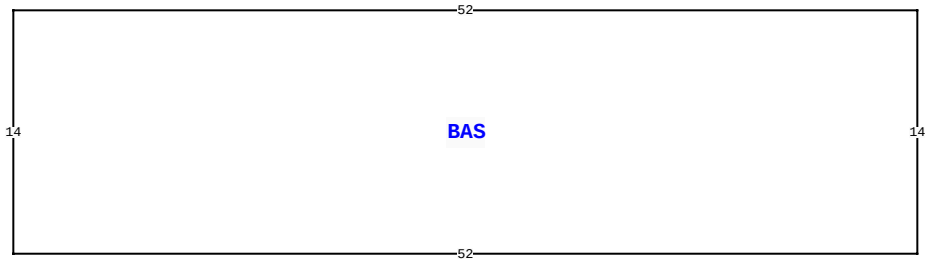
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	19,726
TOTALS	728			728	19,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	112.9000	67.74	49,315	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2017 Heated Area: 728 HX Base Yr 2017



4632 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE	11/16/1998 MO	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		19,726
TOTAL MARKET OB/XF VALUE		11,900
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		81,626
SOH/AGL Deduction		27,292
ASSESSED VALUE		54,334
TOTAL EXEMPTION VALUE	HX HB	27,725
BASE TAXABLE VALUE		26,609
TOTAL JUST VALUE		81,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,626

PRMT:1:1: 24X44

XFOB:1:1: SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052154	Electrical Servic	0	01/27/2025
14692	M H	125	11/12/1998
9683	POOL	60	05/04/1995
6845	M H	60	02/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2686	6/29/2022	QC	U	I	11	100
GRANTOR: MCDANIEL SHAWN WYNN						
GRANTEE: MCDANIEL SHAWN						
1325/2092	11/07/2016	WD	Q	I	01	55,000
GRANTOR: LINDA S BARKER						
GRANTEE: SHAWN WYNN MCDANIEL						

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	0214	GRN HOUSE	0	100	14	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,900

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		RSF/MH	0.00	0.00	3.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,500							
2	0000	C	VAC RES	100		00	0.00	0.00	1.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	12,500							

REVIEW DATE 02/07/2025 BY TW Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS