LOT 11 PARKER WOODS S/D.
778-807, 818-238-239, DC 900-176

FT WHITE ADVENT MINISTRIES INC
P O BOX 640
FT WHITE, FL 32038-0640

2026

35-6S-16-04074-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

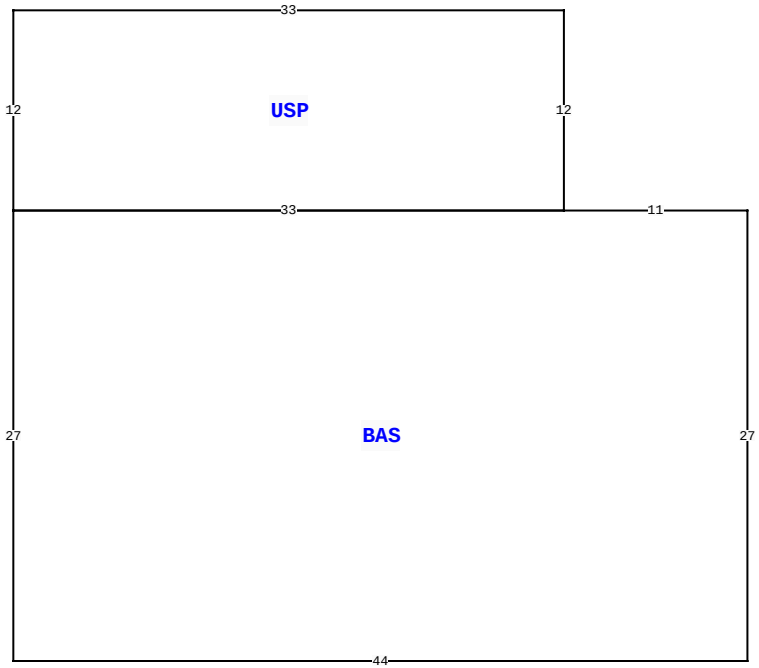
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	32,475
USP	396	35		139	3,800
TOTALS	1,584			1,327	36,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,327	113.9000	68.34	90,687	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1188 HX Base Yr



4606 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		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		36,275
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		93,275
SOH/AGL Deduction		13,218
ASSESSED VALUE		80,057
TOTAL EXEMPTION VALUE	02	80,057
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		93,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7628	M H	60	09/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1018/1034	6/11/2004	WD	Q	I	01	40,400
GRANTOR: IRENE NELSON & DAVID						
GRANTEE: FT WHITE ADVENT MIN						
0971/0438	12/31/2002	WD	Q	I		60,000
GRANTOR: KLEINSASSER						
GRANTEE: IRENE NELSON & DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 USP= N12 W33 S12 E33$ W33 S27 E44 N27$.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/24/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 09/30/2025 BY SYS