

LOT 12 PARKER WOODS S/D.
775-2189, 819-296, DC 1471-2129

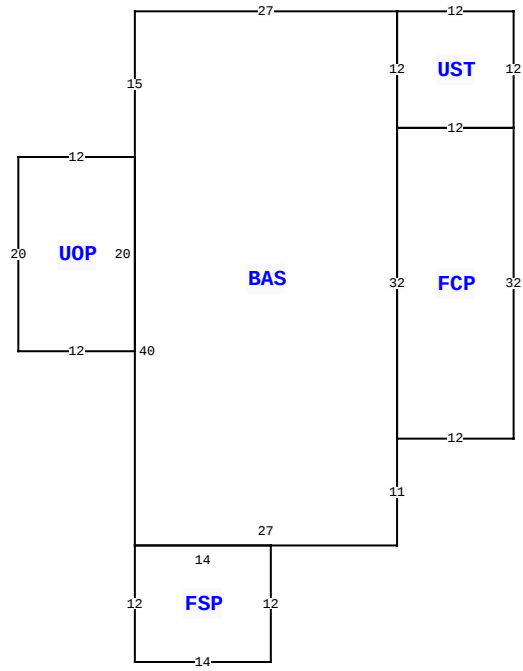
WARD CHERYL A
4536 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

35-6S-16-04074-112

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		2 100
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
NEIGHBORHOOD/LOC	35616.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,485	100
FCP	384	25
FSP	168	40
UOP	240	25
UST	144	45
TOTALS	2,421	1,773

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,773	112.9000	67.74	120,103	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 1998 Heated Area: 1485 HX Base Yr 1998													
													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/13/2024	MLU												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		48,041	
TOTAL MARKET OB/XF VALUE		25,820	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		123,861	
SOH/AGL Deduction		39,229	
ASSESSED VALUE		84,632	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		28,910	
TOTAL JUST VALUE		123,861	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28858	POOL ENCL	115	09/14/2010
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11411	M H	125	07/12/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0819/0296	3/09/1996	WD U	V	09		0	
GRANTOR: PARKER LAND CO							
GRANTEE: WARD							
0775/2189	5/10/1993	AG U	V	13		14,995	
GRANTOR: PARKER LAND CO							
GRANTEE: H KYLE WARD JR							

EXTRA FEATURES													
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	0166	CONC, PAVMT	0 100	12	6	72.00	UT	1.50	1.50	100	1996	1996	3
2	0166	CONC, PAVMT	0 100	0	0	2,016.00	UT	2.00	2.00	100	1996	1996	3
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3
4	0040	BARN, POLE	0 100	20	30	600.00	UT	2.50	2.50	100	1996	1996	3
5	0294	SHED WOOD/	0 100	6	8	48.00	UT	7.50	7.50	100	1996	1996	3
6	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3
9	0282	POOL ENCL	0 100	28	38	1,064.00	UT	15.00	15.00	100	2015	2015	3
TOTAL OB/XF 25,820													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 10,000.00													
ADJ UNIT PRICE 10,000.00													
LAND VALUE 50,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													