LOT 13 PARKER WOODS S/D.

775-2187, WD 1080-1076, WD 1362-

DIETEL RIK E
4474 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

35-6S-16-04074-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

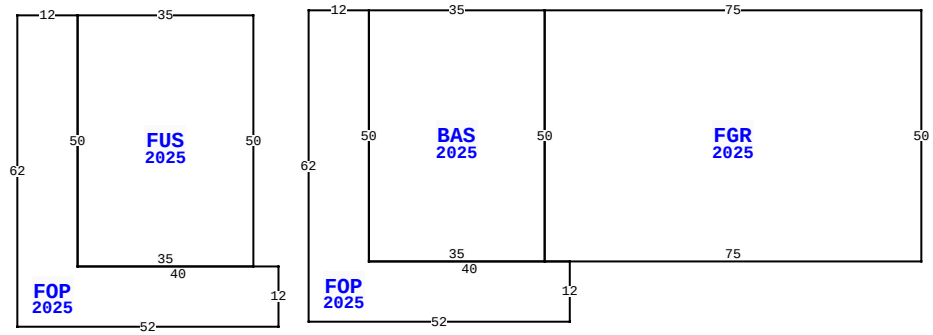
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,750	100	2025	1,750	134,846
FGR	3,750	55	2025	2,062	158,887
FOP	1,224	30	2025	367	28,279
FOP	1,224	30	2025	367	28,279
FUS	1,750	100	2025	1,750	134,846
TOTALS	9,698			6,296	485,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	6,296	105.4500	78.03	491,277	2024	2024	0	0	0	1.25	98.75

1 SFR/BARNDO 100% - 2025 Heated Area: 3500 HX Base Yr 2025



4474 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		485,136
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		536,396
SOH/AGL Deduction		178,859
ASSESSED VALUE		357,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,815
TOTAL JUST VALUE		536,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045924	New Residential C	459,000	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2563	6/25/2020	QC	U	V	11	100
GRANTOR: CHERYL ANNE WARD						
GRANTEE: RIK E DIETEL						
1413/1642	6/17/2020	WD	Q	V	01	40,000
GRANTOR: CATHERINE DEVINE LIVI						
GRANTEE: CHERYL ANNE WARD						

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2025	2024		100	1,260	

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=-107,-21] E75 S50 W75 N50 $
BAS=[YR=2025;ORIG=-142,-21] E35 S50 W35 N50 $
FUS=[YR=2025;ORIG=-165,-20] W35 S50 E35 N50 $
FOP=[YR=2025;ORIG=-142,-21] W12 S62 E52 N12 W40 N50 $
FOP=[YR=2025;ORIG=-200,-20] W12 S62 E52 N12 W40 N50 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	0100	C	SFR	100		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 05/13/2024 BY MLU Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS