

COMM SW COR, RUN E 25 FT TO E R/
FOR POB, CONT E 689.70 FT, N 200
FT, S 199.84 FT TO POB. (AKA PRC

RENEGAR CHARLES M JR
4861 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

36-5S-16-03757-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26
Roof Structur	03
Roof Cover	01
Interior Wall	04
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Stories	1.
Architectual	01
Units	
Condition Adj	02
Kitchen Adjus	01

Quality	04
DOR CODE	0200
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	14,741
TOTALS	672			672	14,741

L N	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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0040	BARN,POLE	0	100	10	12	120.00	UT	2.50	2.50	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	1993	1993	3	100	240	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION	
L N	USE CODE
1	0102

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	672	91.3995	54.84	36,852	1983	1983	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 672 HX Base Yr													
BAS													
4861 SW OLD WIRE RD, FORT WHITE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/13/2024 MLU													

4861 SW OLD WIRE RD, FORT WHITE											XF DATE INC DATE						LAND DATE AG DATE		05/13/2024	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
1.00	UT	0.00	0.00	100	0	0	3	100	800											
120.00	UT	2.50	2.50	100	1993	1993	3	100	300											
1.00	UT	7,000.00	7,000.00	100			3	100	7,000											
120.00	UT	2.00	2.00	100	1993	1993	3	100	240											
1.00	UT	0.00	0.00	100	2010	2010	3	100	50											
1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200											
1.00	UT	0.00	0.00	100	2014	2014	3	100	200											

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						14, 741						
TOTAL MARKET OB/XF VALUE						9, 790						
TOTAL LAND VALUE - MARKET						24, 000						
TOTAL MARKET VALUE						48, 531						
SOH/AGL Deduction						19, 243						
ASSESSED VALUE						29, 288						
TOTAL EXEMPTION VALUE						HX HB		25, 000				
BASE TAXABLE VALUE						4, 288						
TOTAL JUST VALUE						48, 531						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						48, 531						
XFOB:1:1: CLARMONT M H												
BLDG:1:1: CLARMONT MH												