

LOT 6 BLUE SKY ESTATES UNR: COMM
OF NW1/4, W 408.47 FT FOR POB, S
PT ON CURVE & N R/W OF CR-18, W

RAMSEY EDWARD T/RAMSEY SHERRY L
4075 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04075-006



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 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			36616.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2023	1,216	108,017
TOTALS			1,216	1,216	108,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	112.5000	105.75	128,592	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2025

Heated Area: 1216

HX Base Yr 2025

16

BAS
2023

16

76

76

BLD DATE

LGL DATE

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				108,017			
TOTAL MARKET OB/XF VALUE				7,000			
TOTAL LAND VALUE - MARKET				95,095			
TOTAL MARKET VALUE				210,112			
SOH/AGL Deduction				0			
ASSESSED VALUE				210,112			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				159,390			
TOTAL JUST VALUE				210,112			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				212,684			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
000052824		Mobile Home				04/04/2025	
000049951		Mobile Home				05/24/2024	
000049917		Right-of-way Acce				05/22/2024	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/2597		6/24/2022	WD	U	I	34	65,000
GRANTOR: BLUE SKY TIMBER-LAND							
GRANTEE: RAMSEY EDWARD T							
BUILDING NOTES							

EXTRA FEATURES												
4075 SW COUNTY ROAD 18 , FORT WHITE												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100		
TOTALS												

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00
TOTAL OB/XF 7,000												
REVIEW DATE 05/09/2025 BY JB												