LOT 14 PARKER WOODS.
766-739, 772-1173, 953-2162 THRU

TANNER THOMAS W JR/TANNER VICKI D
4390 SW COUNTY RD 18
FORT WHITE, FL 32038

2026

36-6S-16-04076-114

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
Quality	05	05

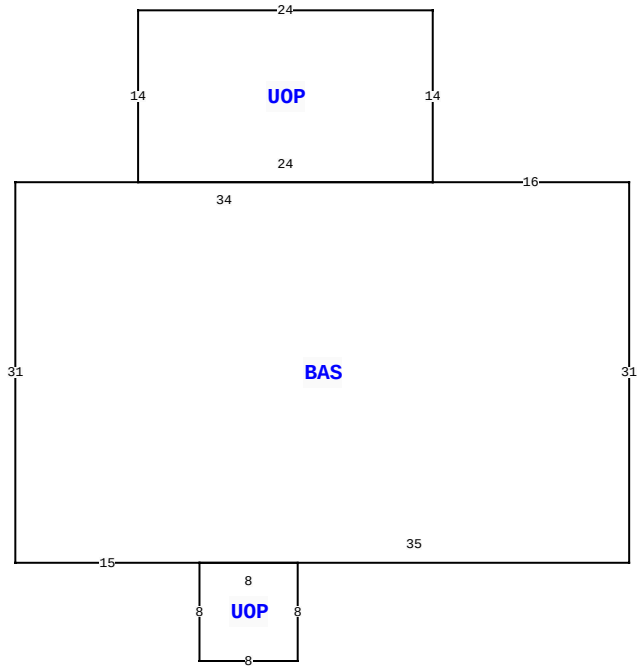
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	91,277
UOP	64	25		16	942
UOP	336	25		84	4,947
TOTALS	1,950			1,650	97,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,650	113.9000	107.07	176,666	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1550 HX Base Yr 2019



4388 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		97,166
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		155,366
SOH/AGL Deduction		53,554
ASSESSED VALUE		101,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,090
TOTAL JUST VALUE		155,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,666

PRMT:2:1: UTILITY POLE FOR HORSE STALLS
PRMT:1:1: HORSE STALLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26139	M H	275	08/16/2007
24014	M H	439	01/04/2006
14319	PUMP/UTPOL	30	07/28/1998
11637	PUMP/UTPOL	30	09/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0236	11/19/2018	WD	Q	I	01	133,000
GRANTOR: PAUL K KOLACIA						
GRANTEE: THOMAS W JR & VICKI						
1110/0577	1/16/2007	QC	Q	V	01	100
GRANTOR: KARL L & LESLIE H KOL						
GRANTEE: PAUL K KOLACIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N14 W24 S14 E24$ W34 S31 E15 UOP= S8 E8 N8 W8$ E35 N31$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	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 06/25/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS