LOT 15 PARKER WOODS.
766-739, 772-1173, 953-2162 THRU

KOLACIA KARL L/KOLACIA LESLIE H
4300 SW CR 18
FORT WHITE, FL 32038

**2026**

**36-6S-16-04076-115**

## 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 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

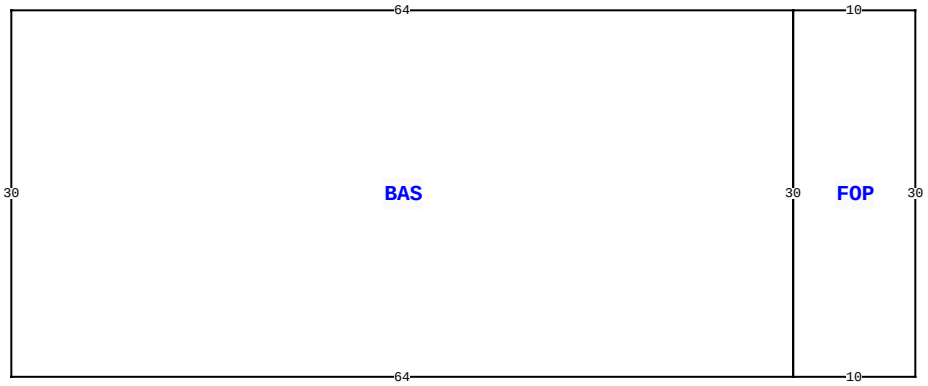
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36616.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,920 | 100 | | 1,920 | 113,066 |
| FOP | 300 | 35 | | 105 | 6,183 |
| TOTALS | 2,220 | | | 2,025 | 119,249 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,025 | 113.9000 | 107.07 | 216,817 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2007 Heated Area: 1920 HX Base Yr 2007




4300 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 | | 119,249 |
| TOTAL MARKET OB/XF VALUE | | 15,550 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 184,799 |
| SOH/AGL Deduction | | 74,253 |
| ASSESSED VALUE | | 110,546 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 59,824 |
| TOTAL JUST VALUE | | 184,799 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 184,799 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38704 | STORAGE | 0 | 11/07/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1489/735 | 4/17/2023 | LE | U | I | 14 | 100 |
| GRANTOR: KOLACIA KARL L | | | | | | |
| GRANTEE: KOLACIA KARL L (ENH | | | | | | |
| 1067/1581 | 11/04/2005 | QC | Q | V | 01 | 100 |
| GRANTOR: PETER KOLACIA | | | | | | |
| GRANTEE: KARL AND LESLIE KOL | | | | | | |

## 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 | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 20 | 200.00 | UT | 2.25 | 2.25 | 100 | 2010 | 2010 | 3 | 100 | 450 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 20 | 20 | 400.00 | UT | 3.50 | 3.50 | 100 | 2010 | 2010 | 3 | 100 | 1,400 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 5,500.00 | 5,500.00 | 100 | 2021 | 2020 | | 100 | 5,500 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W64 S30 E64 FOP= E10 N30 W10 S30$ N30$.

## LAND DESCRIPTION

TOTAL OB/XF 15,550

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 05/11/2020 BY BC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS