LOT 17 PARKER WOODS S/D.

770-1661, 798-2109, 801-1075, 81

GORDON WILLIAM ROBERT
4288 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04076-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

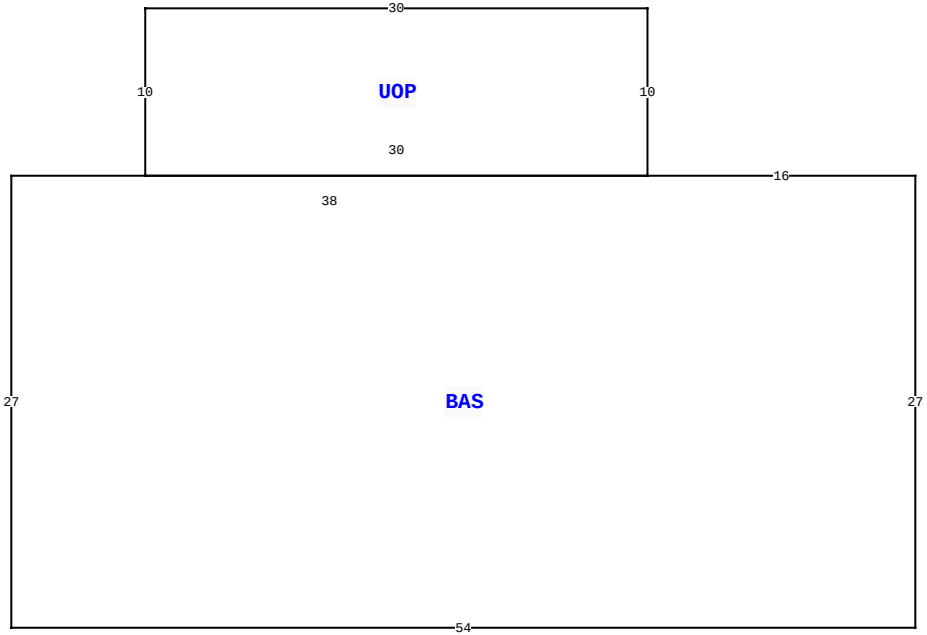
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,458	100		1,458	95,226
UOP	300	25		75	4,898
TOTALS	1,758			1,533	100,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,533	113.9000	107.07	164,138	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 1995 Heated Area: 1458 HX Base Yr 1995



4286 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,124
TOTAL MARKET OB/XF VALUE		13,640
TOTAL LAND VALUE - MARKET		86,782
TOTAL MARKET VALUE		200,546
SOH/AGL Deduction		110,602
ASSESSED VALUE		89,944
TOTAL EXEMPTION VALUE	HX HB SX	89,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		200,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37487	M H	810	11/28/2018
27607	M H	375	01/30/2009
9377	M H	125	02/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1083/2331	5/08/2006	WD	U	V	08	28,000
GRANTOR: PARKER LAND COMPANY						
GRANTEE: WILLIAM ROBERT GORD						
0801/1075	2/01/1995	QC	Q	V	01	20,000
GRANTOR: LISA REDWINE & AMY DE						
GRANTEE: WILLIAM ROBERT & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N10 W30 S10 E30$ W38 S27 E54 N27$.

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,640

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	10.15	AC		1.00	1.00	0.90	9,500.00	8,550.00	86,782							

REVIEW DATE 02/06/2019 BY DF Total Acres: 10.15 Total Land Value: 86,782 Market: 0 Agricultural: 0 Common: 86,782 PRINTED 10/03/2025 BY SYS