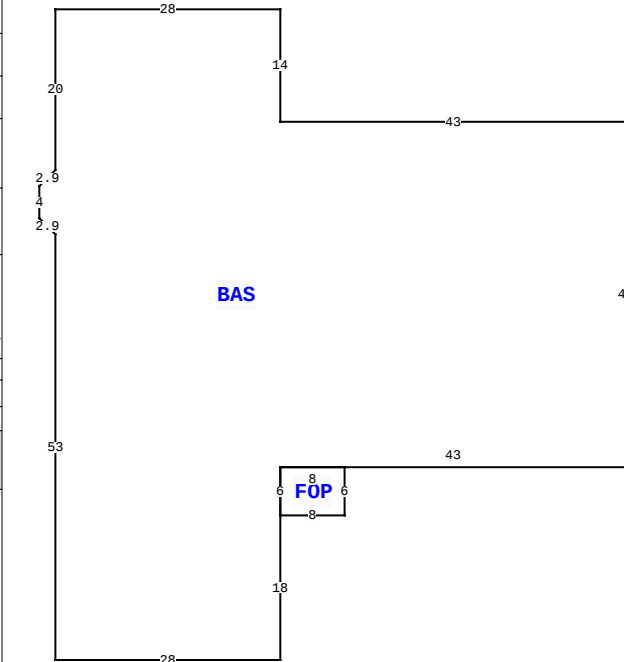


REYNOLDS JERRY W
3541 SW COUNTY ROAD 18
FORT WHITE, FL 32038

36-6S-16-04081-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										STANDARD									
Exterior Wall 19 COMMON BRK 100										0100 01 4,143 115.9680 129.88 538,093 1999 1999 0 0 0 26.00 74.00										VALUATION BY									
Roof Structur 08 IRREGULAR 100										1 SINGLE FAM 0% - 0 Heated Area: 4129 HX Base Yr										Tax Group: 3 Tax Dist:									
Roof Cover 14 PREFIN MT 100																				BUILDING MARKET VALUE 398,189									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 10,650									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 68,200									
Interior Floo 15 HARDTILE 20																				TOTAL MARKET VALUE 421,429									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 421,429									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 421,429									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 477,039									
Stories 1. 100																				NCON VALUE 0									
Architectual 05 CONV 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 482,429																			
Condition Adj 03 100										SALE:2:1: 4 DEEDS 681-620-626.																			
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 36616.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 4,129 100 4,129 396,844																													
FOP 48 30 14 1,345																													
TOTALS 4,177 4,143 398,189																													
EXTRA FEATURES										3541 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 Q % COND OB/XF MKT VALUE NOTES										BLD DATE LGL DATE																			
										XF DATE LAND DATE																			
										INC DATE AG DATE																			
1 0252 LEAN-TO W/ 0 0 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 50										05/14/2024 MLU																			
2 0190 FPLC PF 0 0 0 0 1.00 UT 1,200.00 1,200.00 100 2010 2010 3 100 1,200																													
3 0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 600																													
4 0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 2010 2010 3 100 600																													
5 9945 Well/Sept 0 0 0 0 1.00 UT 7,000.00 7,000.00 100 2010 2010 3 100 7,000																													
6 0190 FPLC PF 0 0 0 0 1.00 UT 1,200.00 1,200.00 100 2010 2010 3 100 1,200																													
LAND DESCRIPTION										TOTAL OB/XF 10,650																			
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 0100 C SFR 0 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 10,000.00 10,000.00 10,000																													
2 5500 A TIMBER 2 0 0.00 0.00 5.82 AC 1.00 1.00 1.00 445.00 445.00 2,590																													
3 9910 M MKT. VAL. AG 0 A-1 0.00 0.00 5.82 AC 1.00 1.00 1.00 10,000.00 10,000.00 58,200																													
REVIEW DATE 06/29/2015 BY DF										Total Acres: 6.82 Total Land Value: 12,590 Market: 58,200 Agricultural: 2,590 Common: 10,000 PRINTED 11/18/2025 BY SYS																			