COMM NE COR OF SEC, RUN W 331.71
S 452.37 FT E 16.64 FT, S 210 FT
FT, S 452.37 FT, W 88.46 FT, S 2

REYNOLDS JERRY W
3539 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04081-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3539 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,800
TOTAL MARKET VALUE	2,305
SOH/AGL Deduction	0
ASSESSED VALUE	2,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,305
TOTAL JUST VALUE	51,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,800

SALE:4:1: 4 DEEDS 681-620-626.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/2479	12/22/2010	WD	U	I	16	100
GRANTOR: JERRY & SHIRLEY REYNO						
GRANTEE: JERRY REYNOLDS						
1132/0085	9/25/2007	WD	Q	I		298,900
GRANTOR: HORACE & ARLORE JENKI						
GRANTEE: JERRY & SHIRLEY REY						

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.18	AC		1.00	1.00	1.00	445.00	445.00	2,305							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	5.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,800							

REVIEW DATE 05/14/2024 BY MLU Total Acres: 5.18 Total Land Value: 2,305 Market: 51,800 Agricultural: 2,305 Common: 0 PRINTED 11/18/2025 BY SYS