BEG SE COR OF NE1/4 OF NE1/4 OF
FT FOR POB, RUN N 210 FT, W 105
105 FT TO POB.

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

2026

36-6S-16-04085-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

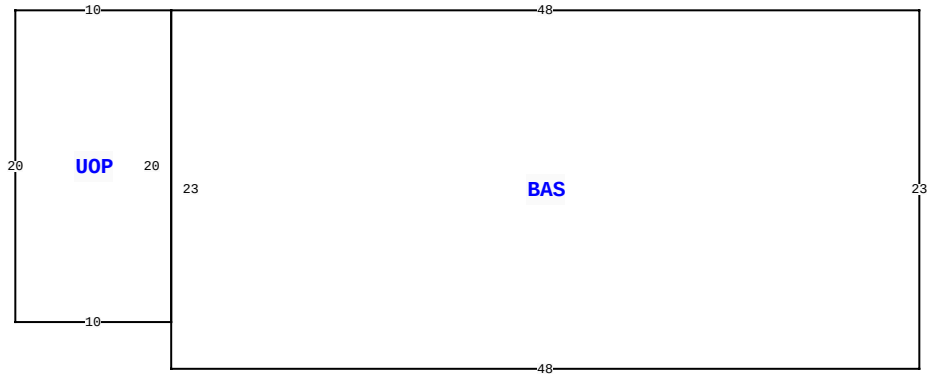
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,709
UOP	200	25		50	1,391
TOTALS	1,304			1,154	32,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,154	115.9000	69.54	80,249	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



464 SW COOPER TER, 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	32,100
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	4,900
TOTAL MARKET VALUE	45,800
SOH/AGL Deduction	1,198
ASSESSED VALUE	44,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,602
TOTAL JUST VALUE	45,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,800

LAND:1:1: ADJ 4 POOR ACCESS
SALE:2:1: !!!!!!!!!!
SALE:1:1: (FAMILY??)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050985	Electrical Servic	0	10/07/2024
26836	M H	537	03/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/2478	12/22/2010	WD	U	I	16	100
GRANTOR: JERRY & SHIRLEY REYNO						
GRANTEE: JERRY REYNOLDS						
1133/2227	10/17/2007	WD	Q	V		7,500
GRANTOR: MELVEACE SIMPKINS						
GRANTEE: JERRY & SHIRLEY REY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W10 S20 E10 N20$ S23 E48 N23$.

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	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.70	14,000.00	9,800.00	4,900							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.50 Total Land Value: 4,900 Market: 0 Agricultural: 0 Common: 4,900 PRINTED 11/18/2025 BY SYS