

LOT 16 FORT WHITE MANOR S/D.
730-1388, 848-652, 1000-615, WD

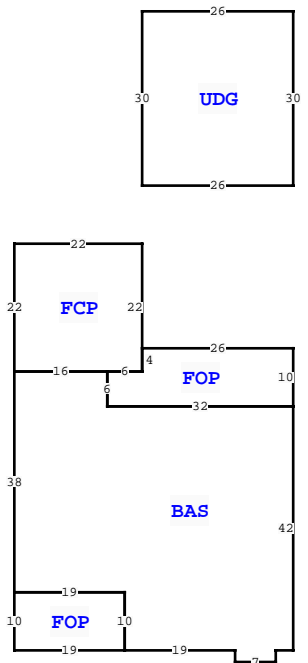
THOMAS KIM WENDELL JR/THOMAS MELISSA JOAN
6129 SW CR 18
FORT WHITE, FL 32038-3301

2026

00-00-00-14330-116

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,936	100	
FCP	484	25	
FOP	190	30	
FOP	296	30	
UDG	780	55	
TOTALS	3,686		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018	145.73	383,561	2008	2008	0	0	17.00	83.00
Heated Area: 1936											
HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		318,356	
TOTAL MARKET OB/XF VALUE		42,871	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		385,227	
SOH/AGL Deduction		112,331	
ASSESSED VALUE		272,896	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		221,485	
TOTAL JUST VALUE		385,227	
NCON VALUE		16,350	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,712	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049137	Storage Building	10,757	02/01/2024
000048637	Swimming Pool and	47,000	11/13/2023
26400	SFR	494	11/08/2007
26401	GARAGE	107	11/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/2116	6/13/2017	WD Q	Q	I	01	200,000
GRANTOR: JOHN R & KIMBERLY TEE						
GRANTEE: KIM WENDELL JR & ME						
1132/1370	9/28/2007	WD Q	Q	V		39,000
GRANTOR: BORCHARDT						
GRANTEE: TEELE						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000		05/08/2026	MLU
2	0166	CONC, PAVMT	0	100	0	0	1,428.00	UT	3.00	3.00	100	2008	2008	3	100	4,284			
3	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2025	2024		98	19,757			
4	0166	CONC, PAVMT	0	100	0	0	160.00	UT	3.00	3.00	100	2025	2024		100	480			
5	0252	LEAN-TO W/	0	100	20	26	1.00	UT	2,600.00	2,600.00	100	2026	2025		100	2,600			
6	0030	BARN, MT	0	100	25	34	850.00	UT	15.00	15.00	100	2026	2025		100	12,750			
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000			
TOTALS																	42,871		

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							