LOT 72 CARDINAL FARMS UNREC: COM
RUN W 1321.85 FT, N 931.10 FT TO
DEG W 134.86 FT, N 24 DEG E 309.

BISHOP JAMES L JR/BISHOP KAREN LYNN
5682 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

02-6S-16-03815-172

BUILDING CHARACTERISTICS

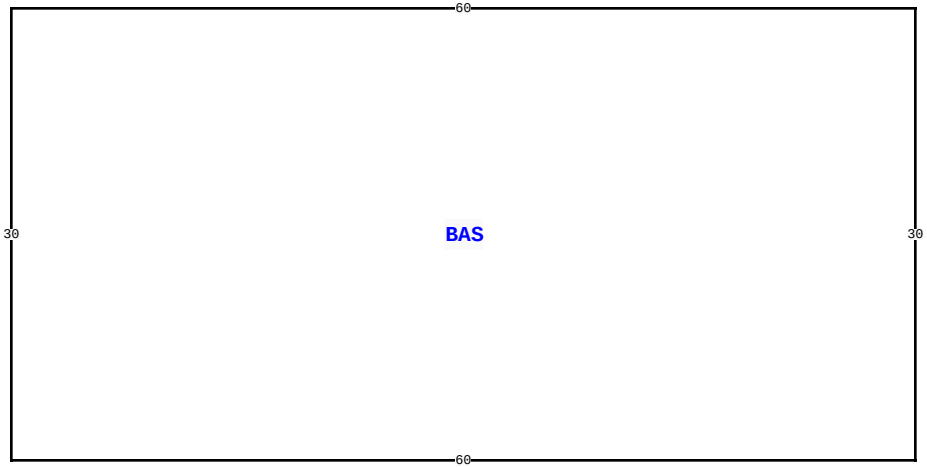
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	183,243
TOTALS	1,800			1,800	183,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,800	113.0000	111.87	201,366	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2022 Heated Area: 1800 HX Base Yr 2022



5682 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,243
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		88,229
TOTAL MARKET VALUE		278,872
SOH/AGL Deduction		60,510
ASSESSED VALUE		218,362
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,951
TOTAL JUST VALUE		278,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40278	M H	0	08/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/699	4/29/2024	WD	U	I	34	65,000
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: BISHOP JAMES L JR						
1453/1051	10/12/2021	AG	U	I	21	63,000
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: BISHOP JAMES L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=13,13] E60 S30 W60 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							
2	9630	C	SWAMP	100					2.29	AC		1.00	1.00	1.00	100.00	100.00	229							

REVIEW DATE 04/16/2026 BY KS Total Acres: 10.29 Total Land Value: 88,229 Market: 0 Agricultural: 0 Common: 88,229 PRINTED 11/17/2026 BY SYS