

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

2026

02-6S-16-03815-172

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	100	
Interior Floor	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			100	
Kitchen Adjus	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	185,094
TOTALS	1,800			1,800	185,094

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,800	113.0000	113.00	203,400	2020	2020		0	0	9.00	91.00
1 MANUF 3			100% - 2022	Heated Area: 1800			HX Base Yr 2022					

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,094
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			88,229
TOTAL MARKET VALUE			280,723
SOH/AGL Deduction			68,721
ASSESSED VALUE			212,002
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			160,591
TOTAL JUST VALUE			280,723
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,666

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						

EXTRA FEATURES																
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
1	0296	SHED METAL	0	100	0	0			0.00	100	2020	2020	3	100	2,800	
2	0296	SHED METAL	0	100	0	0			0.00	100	2020	2020	3	100	3,800	
3	0294	SHED WOOD/	0	100	0	0			800.00	100	2026	2025		100	800	

TOTAL OB/XF													7,400					
5682 SW OLD WIRE RD, FORT WHITE													BLD DATE		LGL DATE		05/06/2026	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=13,13] E60 S30 W60 N30 \$												

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	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								