LOT 2 CARDINAL FARMS UNREC:
AGD 1068-461 DESC AS FOLLWS: COM
SEC, RUN W 3266.86 FT, NE 510.42

MASON RONALD DEAN/MASON SHARON K
5982 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

11-6S-16-03815-102

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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

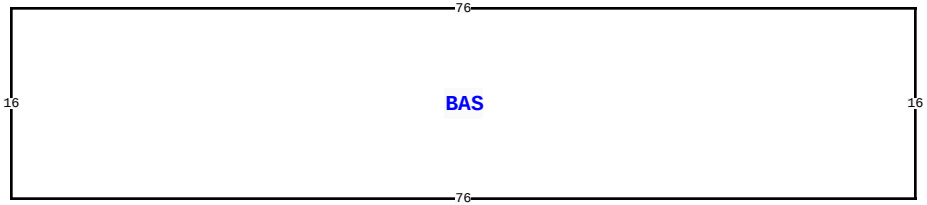
NEIGHBORHOOD/LOC 11616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	72,090
TOTALS	1,216			1,216	72,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	115.9000	107.79	131,073	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1216 HX Base Yr 2006



5980 SW OLD WIRE RD, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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	2010	2010	3	100	1,800	
2	0040	BARN,POLE	0	100	36	50	1,800.00	UT	2.50	2.50	60	2010	2010	3	60	2,700	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,090
TOTAL MARKET OB/XF VALUE	19,200
TOTAL LAND VALUE - MARKET	109,120
TOTAL MARKET VALUE	125,370
SOH/AGL Deduction	64,972
ASSESSED VALUE	60,398
TOTAL EXEMPTION VALUE	HX HB SX VX VP 59,765
BASE TAXABLE VALUE	633
TOTAL JUST VALUE	200,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39194	M H	0	01/24/2020
22567	M H	429	12/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/850	4/13/2023	LE	U	I	14	100
GRANTOR: MASON RONALD DEAN						
GRANTEE: MASON BILLY L						
1370/0764	10/08/2018	WD	U	I	34	100
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: RONALD DEAN MASON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 19,200

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	1.46	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,060							
2	0200	C	MBL HM	0			0.00	0.00	1.46	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,060							
3	6200	A	PASTURE 3	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,000							

REVIEW DATE 04/28/2026 BY KS Total Acres: 9.92 Total Land Value: 34,080 Market: 77,000 Agricultural: 1,960 Common: 32,120 PRINTED 11/17/2026 BY SYS