

LOT 2 CARDINAL FARMS UNREC:
 AGD 1068-461 DESC AS FOLLOWS: 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

2026

11-6S-16-03815-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architactual	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
BAS	1,216	100	
TOTALS	1,216		72,866

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2006	Heated Area: 1216		HX Base Yr 2006				
BLD DATE: _____ LGL DATE: 05/06/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			72,866
TOTAL MARKET OB/XF VALUE			19,200
TOTAL LAND VALUE - MARKET			109,120
TOTAL MARKET VALUE			126,146
SOH/AGL Deduction			67,798
ASSESSED VALUE			58,348
TOTAL EXEMPTION VALUE	HX HB SX VX VP		58,227
BASE TAXABLE VALUE			121
TOTAL JUST VALUE			201,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,306

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	I	14	100
GRANTOR: MASON RONALD DEAN						
GRANTEE: MASON BILLY L						
1370/0764	10/08/2018	WD U	I	I	34	100
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: RONALD DEAN MASON &						

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	1.00	UT 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	
TOTAL OB/XF 19,200																

BUILDING NOTES									
BAS= W76 S16 E76 N16\$.									

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	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							