(AKA LOT 5 CARDINAL FARMS
PHASE 1 UNR DESC AS): COMM AT
SE COR SEC, RUN W 3266.86 FT,

TURNBULL TAMARA K
6316 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

11-6S-16-03815-105

BUILDING CHARACTERISTICS

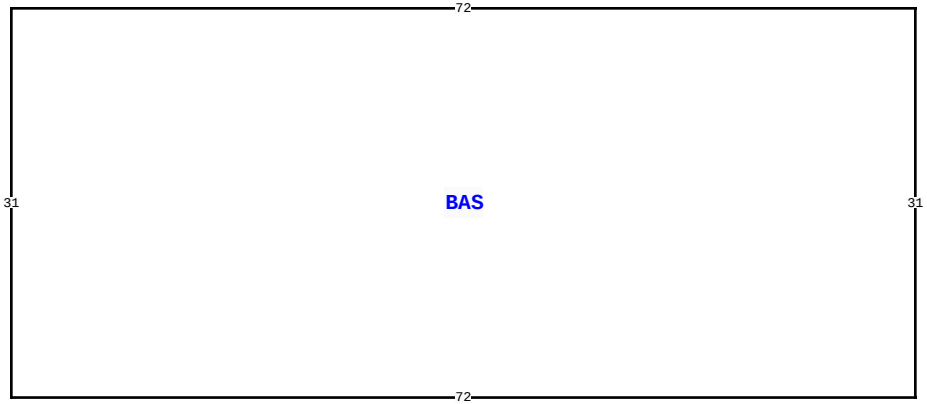
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,232	100		2,232	132,323
TOTALS	2,232			2,232	132,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,232	115.9000	107.79	240,587	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 2232 HX Base Yr 2008



6316 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0296	SHED METAL	0	100	10	12	120.00	UT	10.00	10.00	100	2010	2010	3	100	1,200	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,323
TOTAL MARKET OB/XF VALUE		27,950
TOTAL LAND VALUE - MARKET		109,450
TOTAL MARKET VALUE		173,886
SOH/AGL Deduction		64,670
ASSESSED VALUE		109,216
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,805
TOTAL JUST VALUE		269,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26240	M H	297	09/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/2272	1/20/2016	QC	U	I	11	100
GRANTOR: TAMARA WAGONER & JAME						
GRANTEE: TAMARA K TURNBULL						
1130/0692	8/30/2007	WD	Q	V		86,000
GRANTOR: DONOVAN, NADINE, CALV						
GRANTEE: TAMARA WAGONER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S31 E72 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,150

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	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.94	AC		1.00	1.00	1.00	280.00	280.00	2,503							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	98,340							

REVIEW DATE 04/29/2026 BY KS Total Acres: 9.95 Total Land Value: 13,613 Market: 98,340 Agricultural: 2,503 Common: 11,110 PRINTED 11/17/2026 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0070	CARPORT UF	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	
12	0030	BARN,MT	0	100	25	30	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	
13	0261	PRCH, UOP	0	100	22	16	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	
14	0261	PRCH, UOP	0	100	12	15	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 16,800

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

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