

(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

2026

11-6S-16-03815-105



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
Architctual Units	01	CONV	100 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
BAS	2,232	100	
TOTALS	2,232		2,232 136,583

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%	- 2008								
Heated Area: 2232						HX Base Yr 2008						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		136,583	
TOTAL MARKET OB/XF VALUE		27,950	
TOTAL LAND VALUE - MARKET		109,450	
TOTAL MARKET VALUE		178,146	
SOH/AGL Deduction		72,038	
ASSESSED VALUE		106,108	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		54,697	
TOTAL JUST VALUE		273,983	
NCON VALUE		16,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,283	

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						

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

LAND DESCRIPTION												TOTAL OB/XF				11,150								
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	1.01	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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S31 E72 N31\$.	

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																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 136,583 TOTAL MARKET OB/XF VALUE 27,950 TOTAL LAND VALUE - MARKET 109,450 TOTAL MARKET VALUE 178,146 SOH/AGL Deduction 72,038 ASSESSED VALUE 106,108 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 54,697 TOTAL JUST VALUE 273,983 NCON VALUE 16,800 INCOME VALUE PREVIOUS YEAR MKT VALUE 244,283											
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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																
										TOTAL OB/XF 16,800										BUILDING DIMENSIONS											
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							
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 05/08/2026 BY SYS																															