

PART OF LOT 6 CARDINAL FARMS UNR
 COMM SE COR OF SEC, W 3266.86 FT
 510.42 FT, N 915.56 FT, N 22 DEG

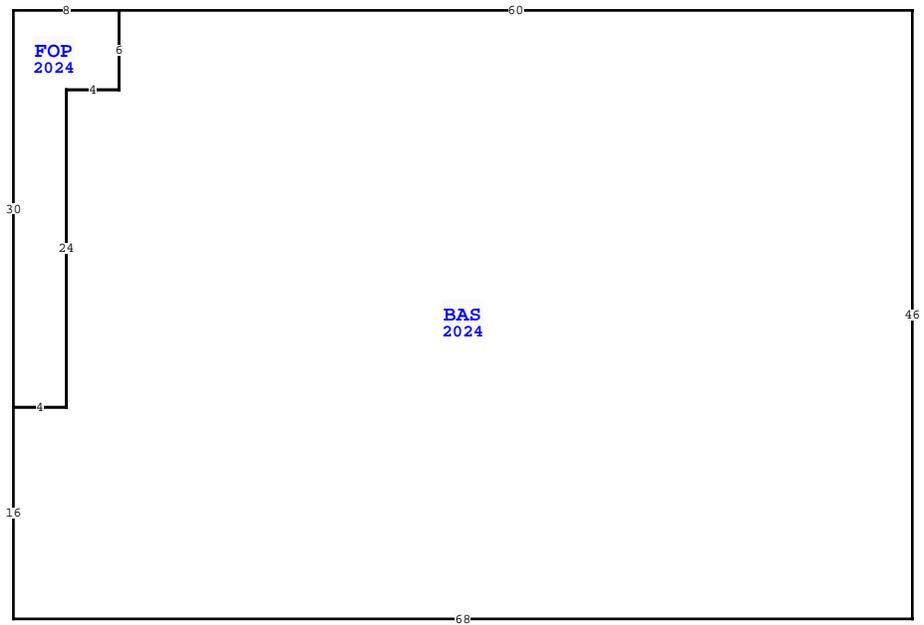
MCHENRY SHAWN/MCHENRY TERESSA
 6440 SW OLD WIRE RD
 FORT WHITE, FL 32038

2026

11-6S-16-03815-206


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	08	SHT VINYL	20
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	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
BAS	2,984	100	2024
FOP	144	35	2024
TOTALS	3,128		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	3,034	118.6000	99.62	302,247	2013	2013	0	0	26.00	74.00
1 MANUF 1		100% - 2025		Heated Area: 2984		HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,663
TOTAL MARKET OB/XF VALUE			28,780
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			317,443
SOH/AGL Deduction			27,278
ASSESSED VALUE			290,165
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			233,754
TOTAL JUST VALUE			317,443
NCON VALUE			4,980
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050230	Storage Building	21,000	06/27/2024
000048331	Mobile Home		10/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/1214	5/10/2024	WD	Q	I	01	335,000
GRANTOR: PEELER HUNTER						
GRANTEE: MCHENRY SHAWN						
1495/1069	7/24/2023	QC	U	V	11	100
GRANTOR: PEELER LESLIE EARL						
GRANTEE: PEELER HUNTER						

EXTRA FEATURES		6440 SW OLD WIRE RD, FORT WHITE														
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	9945	Well/Sept	0	100	0	0	UT	1.00	7,000.00	100	2024	2023		100	7,000	
2	0030	BARN,MT	0	100	0	0	UT	16,800.00	16,800.00	100	2025	2024		100	16,800	
3	0251	LEAN TO W/	0	100	0	0	UT	1,680.00	1,680.00	100	2026	2025		100	1,680	
4	0252	LEAN-TO W/	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	
5	0294	SHED WOOD/	0	100	0	0	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=80,11] W60 S6 W4 S24 W4 S16 E68 N46 \$											
FOP=[YR=2024;ORIG=20,11] W8 S30 E4 N24 E4 N6 \$											

LAND DESCRIPTION												TOTAL OB/XF 28,780												
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							