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

2027

11-6S-16-03815-206

BUILDING CHARACTERISTICS

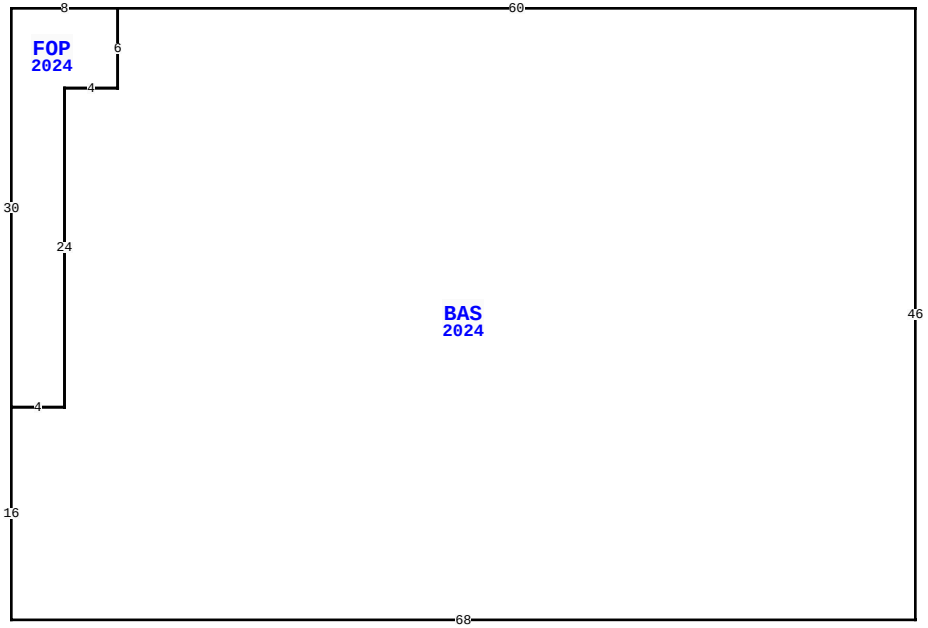
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,984	100	2024	2,984	209,510
FOP	144	35	2024	50	3,511
TOTALS	3,128			3,034	213,021

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	94.88	287,866	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2025 Heated Area: 2984 HX Base Yr 2025



6440 SW OLD WIRE RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	213,021
TOTAL MARKET OB/XF VALUE	28,780
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	306,801
SOH/AGL Deduction	7,931
ASSESSED VALUE	298,870
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	242,459
TOTAL JUST VALUE	306,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,472

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						

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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 28,780

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 04/29/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS