COMM NE COR, RUN W 1667.05 FT, S
R/W COOK RD FOR POB, CONT S 2469
CR-18, W ALONG R/W 325 FT, N 701

SLOAN RUSSELL/SLOAN SUZANNE N
5749 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2027

34-6S-16-04056-004

BUILDING CHARACTERISTICS

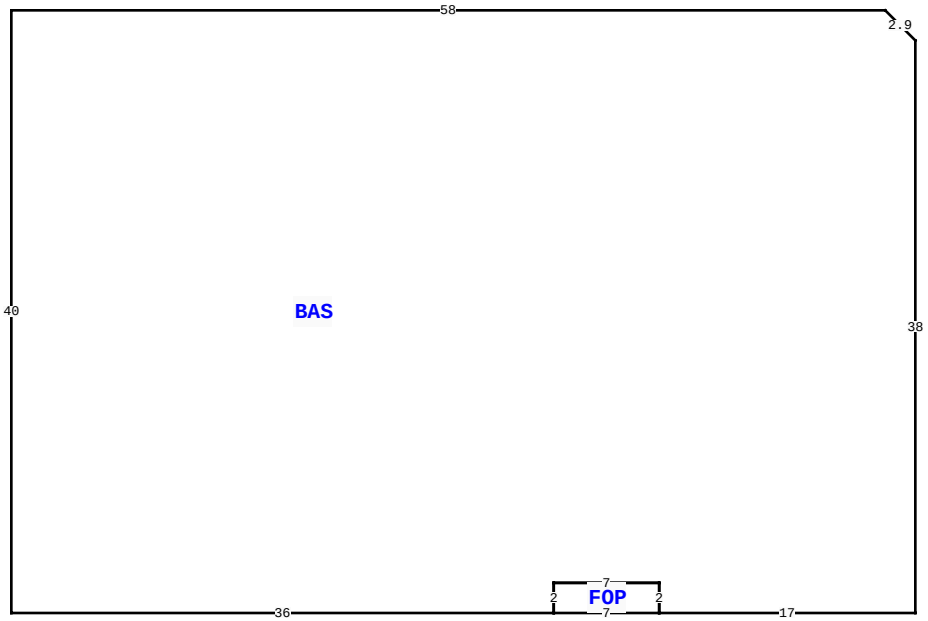
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100		2,384	180,532
FOP	14	30		4	303
TOTALS	2,398			2,388	180,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,388	106.0000	99.64	237,940	2014	2014	0	0	0	24.00	76.00

1 MODULAR 1 100% - 2015 Heated Area: 2384 HX Base Yr 2015



5749 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0040	BARN,POLE	0	100	30	40	1,200.00	UT	2.50	2.50	100	2014	2014	3	100	3,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,834
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		149,100
TOTAL MARKET VALUE		335,834
SOH/AGL Deduction		118,156
ASSESSED VALUE		217,678
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,267
TOTAL JUST VALUE		335,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32439	SFR	450	10/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2526	6/06/2024	LE	U	I	14	100
GRANTOR: SLOAN RUSSELL (ENH LI						
GRANTEE: SLOAN CORI ANNE (RM						
1257/0463	6/25/2013	WD	Q	V	01	80,000
GRANTOR: KAY & ROBERT PRIEST &						
GRANTEE: RUSSELL & SUZANNE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S40 E36 FOP= E7 N2 W7 S2$ N2 E7 S2 E17 N38 U2 L2 $.

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	0201	C	MOD HOME	100			0.00	0.00	21.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	149,100							

REVIEW DATE 05/20/2026 BY NH Total Acres: 21.30 Total Land Value: 149,100 Market: 0 Agricultural: 0 Common: 149,100 PRINTED 11/16/2026 BY SYS