

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

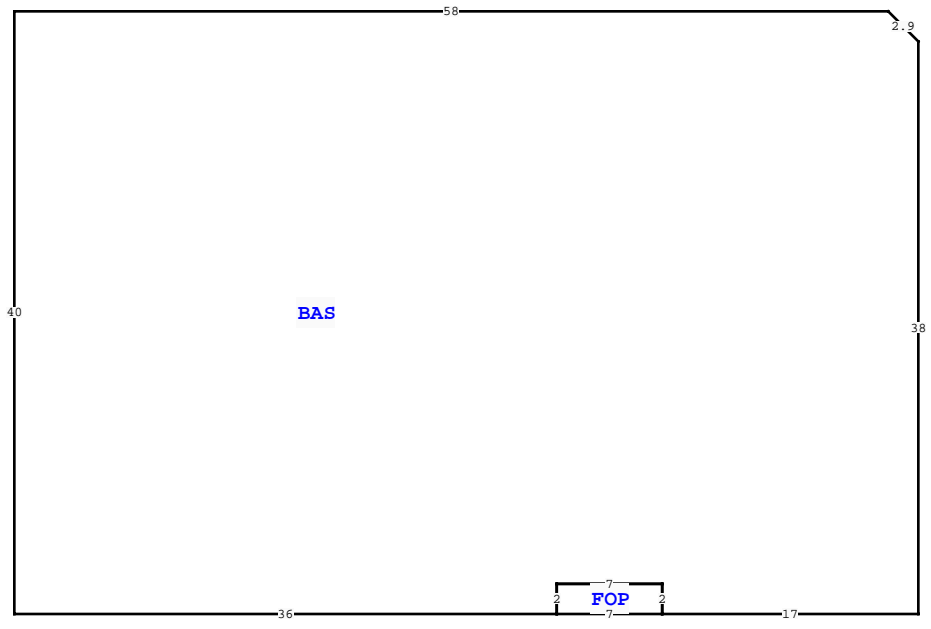
SLOAN RUSSELL/SLOAN SUZANNE N
5749 SW CR 18
FORT WHITE, FL 32038

2026

34-6S-16-04056-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	05	CONV	100
		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
BAS	2,384	100	
FOP	14	30	
TOTALS	2,398		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	- 2015	Heated Area: 2384		HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
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		138,694				
TOTAL MARKET VALUE		325,428				
SOH/AGL Deduction		106,027				
ASSESSED VALUE		219,401				
TOTAL EXEMPTION VALUE		51,411		HX HB		
BASE TAXABLE VALUE		167,990				
TOTAL JUST VALUE		325,428				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		269,128				
LAND:1:1: IRREGULAR SHAPE						
SALE:1:3: LAND.						
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 \$.						

EXTRA FEATURES												5749 SW COUNTY ROAD 18 , FORT WHITE		BLD DATE	LGL DATE	MLU	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2014	2014	3	100	1,200		
2	0040	BARN, POLE	0	100	30	40	1,200.00	UT	2.50	100	2014	2014	3	100	3,000		
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100		
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	1,600		
TOTALS												2,398	180,834				

LAND DESCRIPTION												TOTAL OB/XF		5,900										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	23.31	AC		1.00	1.00	0.85	7,000.00	5,950.00	138,694							