

LOT 3 FORT WHITE HEIGHTS REPLAT.
727-693, 977-119, QC 1003-1391,

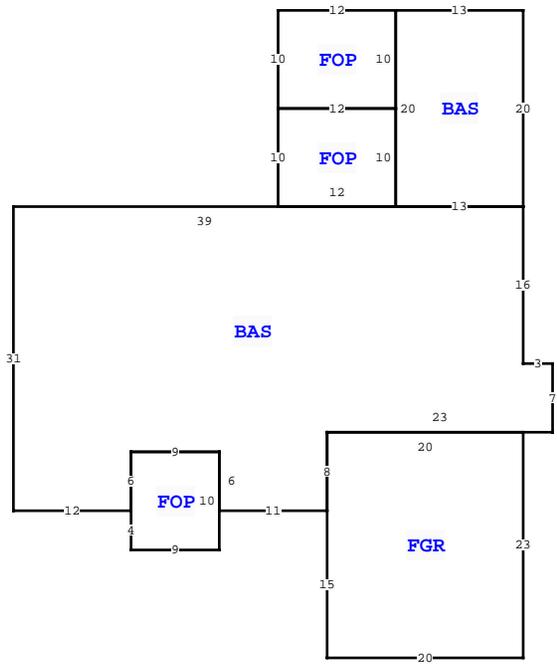
KLENK JOSEPH M/KLENK RITA M
6188 SW COUNTY RD 18
FT WHITE, FL 32038

2026

34-6S-16-04059-403
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	34616.040 1.00/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,031	115.4340	131.59	267,259	2004	2004	0	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2005 Heated Area: 1679 HX Base Yr 2005														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	27,028
BAS	1,419	100		1,419	147,514
FGR	460	55		253	26,301
FOP	90	30		27	2,807
FOP	120	30		36	3,742
FOP	120	30		36	3,742
TOTALS	2,469			2,031	211,135

6188 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE	LGL DATE	05/08/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0166	CONC,PAVMT	0	100	0	1,364.00	UT	2.00	2.00	100	2004	2004	3	100	2,728	
2	0169	FENCE/WOOD	0	100	0	400.00	UT	10.50	10.50	50	2010	2010	3	50	2,100	

TOTAL OB/XF 4,828

LAND DESCRIPTION																								
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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		211,135
TOTAL MARKET OB/XF VALUE		4,828
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		239,963
SOH/AGL Deduction		85,984
ASSESSED VALUE		153,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,568
TOTAL JUST VALUE		239,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,898

SALE:2:1: 5 LOTS - 5 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25484	ADDN SFR	75	02/02/2007
21443	SFR	384	01/23/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1025/2273	9/08/2004	WD	Q	I		129,900
GRANTOR: LUISA ESCALANTE						
GRANTEE: JOSEPH M & RITA M K						
1003/1391	12/30/2003	WD	Q	V	03	100
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: LUISA ESCALANTE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FOP= N10 W12 S10 E12\$ W39 S31 E12 FOP= S4 E9 N10 W9 S6\$ N6 E9 S6 E11 FGR= S15 E20 N23 W20 S8\$ N8 E23 N7 W3 N16\$ BAS= N20 W13 FOP= W12 S10 E12 N10\$ S20 E13\$.