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

BUILDING CHARACTERISTICS

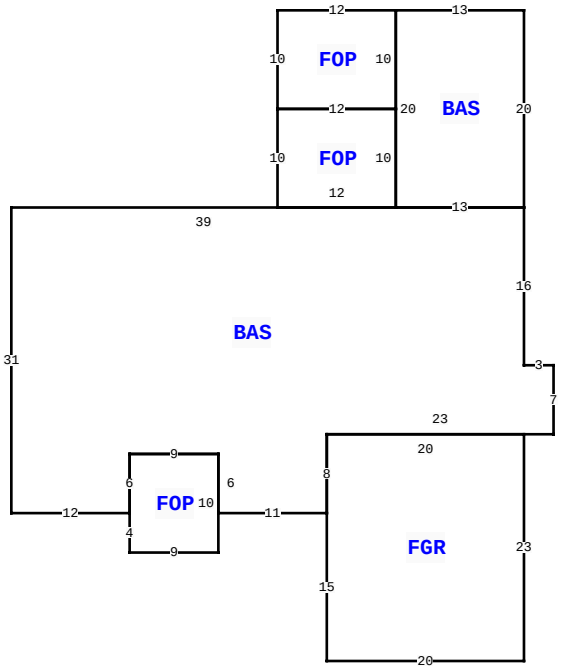
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	26,556
BAS	1,419	100		1,419	144,936
FGR	460	55		253	25,841
FOP	90	30		27	2,758
FOP	120	30		36	3,677
FOP	120	30		36	3,677
TOTALS	2,469			2,031	207,445

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	129.29	262,588	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1679 HX Base Yr 2005



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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,445
TOTAL MARKET OB/XF VALUE		4,828
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		236,273
SOH/AGL Deduction		82,294
ASSESSED VALUE		153,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,568
TOTAL JUST VALUE		236,273
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$.

LAND DESCRIPTION

TOTAL OB/XF 4,828

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	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							

REVIEW DATE 06/23/2015 BY DF Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/19/2026 BY SYS