E1/2 OF NE1/4 OF NW1/4 OF SE1/4
EX THE S 190 FT.

YATES BRADFORD PERRY
4702 SW CR 18
FORT WHITE, FL 32038-3308

2027

35-6S-16-04070-001

BUILDING CHARACTERISTICS

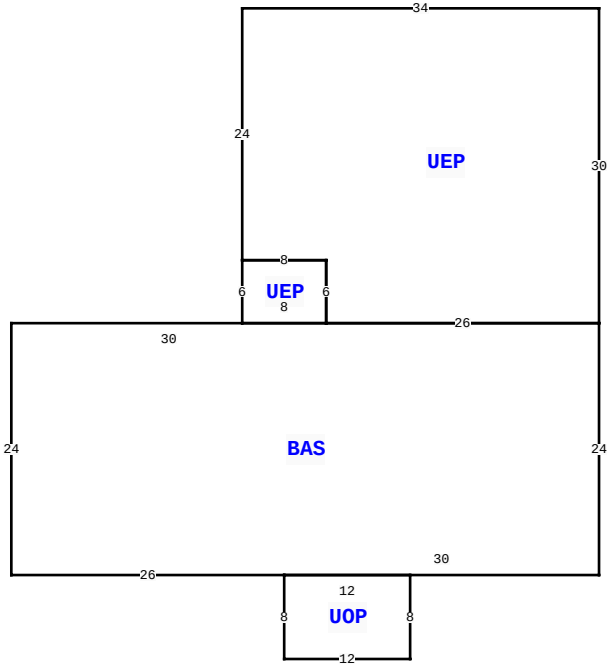
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	34,804
UEP	48	70		34	880
UEP	972	70		680	17,609
UOP	96	25		24	622
TOTALS	2,460			2,082	53,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,082	107.9000	64.74	134,789	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2006 Heated Area: 1344 HX Base Yr 2006



4700 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0200	GARAGE F	0	100	24	23	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,657
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		46,250
TOTAL MARKET VALUE		133,407
SOH/AGL Deduction		57,889
ASSESSED VALUE		75,518
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		50,518
TOTAL JUST VALUE		133,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11747	M H	125	10/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/1410	1/31/2003	QC	Q	I	03	13,700

GRANTOR: CHRISTINE ELBERT

GRANTEE: BRADFORD P YATES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UEP= N6 W8 S6 E8$ W30 S24 E26 UOP= S8 E12 N8 W12$
E30 N24$ UEP= N30 W34 S24 E8 S6 E26$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	2.70	AC		1.00	1.00	1.00	12,500.00	12,500.00	33,750							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 05/20/2026 BY KS Total Acres: 3.70 Total Land Value: 46,250 Market: 0 Agricultural: 0 Common: 46,250 PRINTED 11/17/2026 BY SYS

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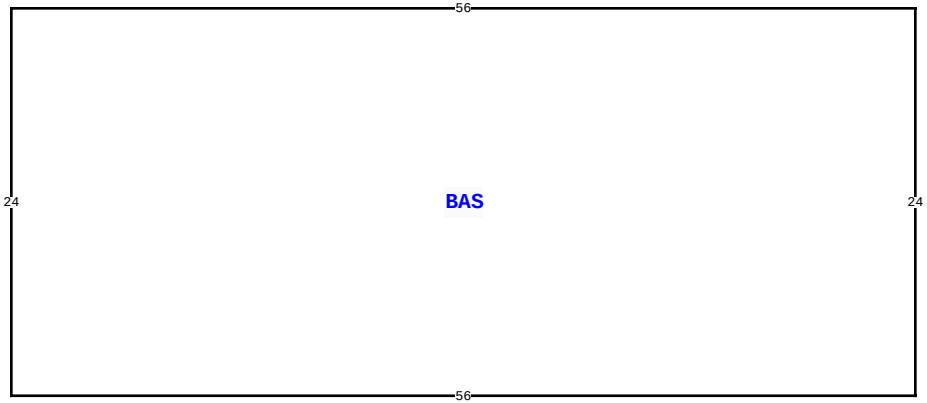
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	01	MINIMUM 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	19,741
TOTALS	1,344			1,344	19,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	61.2000	36.72	49,352	1980	1980	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2006 Heated Area: 1344 HX Base Yr 2006



4700 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL JUST VALUE		133,407
NCON VALUE		0
INCOME VALUE		
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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/20/2026 BY KS Total Acres: 3.70 Total Land Value: 46,250 Market: 0 Agricultural: 0 Common: 46,250 PRINTED 11/17/2026 BY SYS